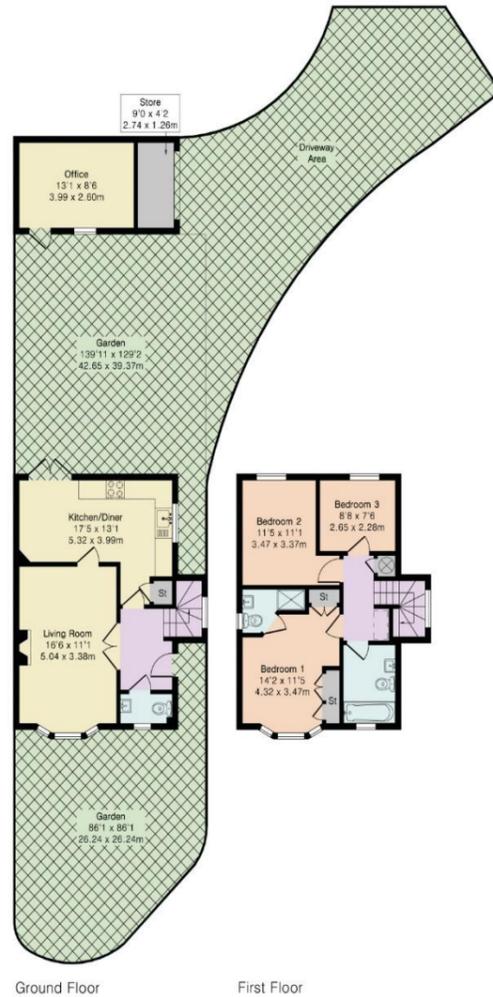


Approximate Gross Internal Area 944 sq ft - 88 sq m
(Excluding Outbuilding)
Ground Floor Area 472 sq ft - 44 sq m
First Floor Area 472 sq ft - 44 sq m
Outbuilding Area 159 sq ft - 15 sq m



Ground Floor First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	81
EU Directive 2002/91/EC			

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

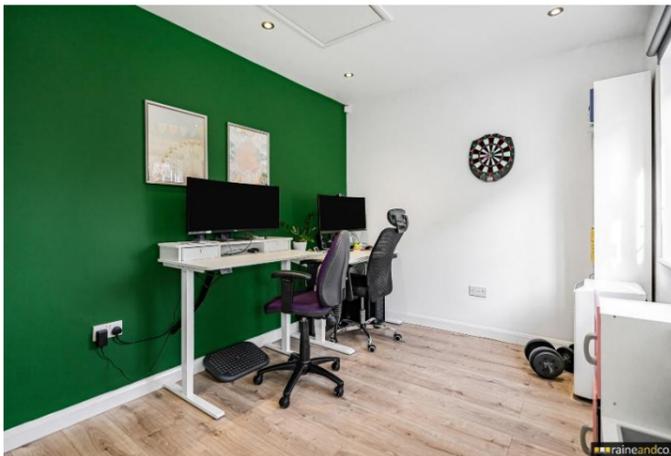
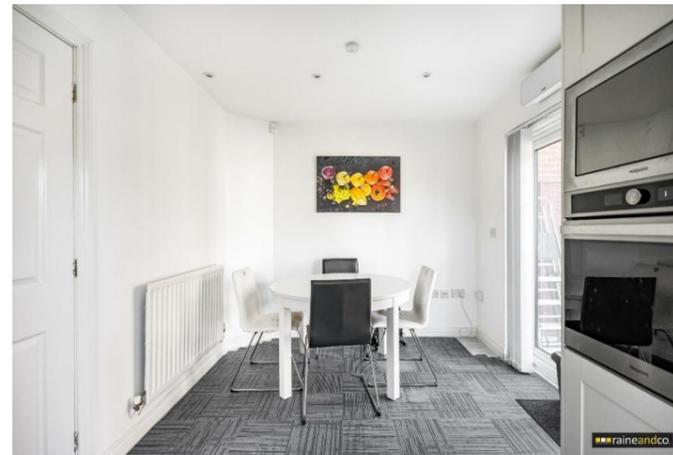
Campion Road, Hatfield Freehold Guide Price £525,000



Spacious three bedroom link detached home on a generous corner plot on Campion Road. Offering parking for four cars, a garage converted to a fully insulated home office, large garden, gas central heating, double glazing and backup generator transfer switch for added resilience.

- Three Bedroom Link Detached Property
- Large Corner Plot Garden
- Parking For Up To Four Vehicles
- Garage With Insulated Home Office Conversion
- Gas Central Heating Throughout
- Backup Generator Transfer Switch Installed
- Fully Double Glazed
- Underfloor Heating In Home Office
- Insulated Lofts In House And Garage (Garage Fully Boarded)
- Downstairs WC And En-Suite To Main Bedroom





Entrance Hall

Welcoming entrance hall with tiled flooring, radiator and staircase rising to the first floor. Doors lead to the living room, kitchen and downstairs WC, creating a practical central access point for the ground floor.

Living Room

Bright and spacious reception room featuring a large bay window to the side aspect allowing plenty of natural light. The room is carpeted and includes two radiators and a central fireplace creating a comfortable focal point. Glass double doors open from the entrance hall and an additional internal door provides access to the kitchen, making the space ideal for both relaxing and entertaining.

Kitchen

L shaped kitchen with vinyl flooring, wooden worktops and tiled splashbacks. Fitted with a gas hob with integrated extractor, eye level oven and microwave, built in dishwasher and freestanding fridge/freezer. Stainless steel sink positioned beneath a window overlooking the front aspect. The room also features two radiators and double glass doors opening directly onto the garden, providing excellent indoor outdoor flow. A large understairs storage cupboard offers additional storage and houses the washing machine and generator transfer switch.

Downstairs WC

Convenient ground floor cloakroom fitted with WC and vanity sink unit, with a window to the side aspect providing natural light and ventilation.

First Floor

Landing

Spacious landing area with window overlooking the front aspect, radiator and built in airing cupboard. Loft access is provided via fitted loft stairs. Doors lead to all bedrooms and the family bathroom.

Bedroom One

Generous principal bedroom featuring a large bay window to the side aspect allowing plenty of natural light. The room benefits from two large built in wardrobes providing excellent storage and includes a radiator. Direct access leads to the en suite shower room.

En Suite

Modern en suite fitted with shower enclosure, WC and vanity sink unit. Additional features include a radiator and window to the side aspect for natural light and ventilation.

Bedroom Two

Well proportioned double bedroom with window overlooking the rear garden and radiator. Offers ample space for a double bed and additional bedroom furniture.

Bedroom Three

Single bedroom with window to the rear aspect and radiator. Ideal for use as a child's bedroom, nursery, guest room or study.

Family Bathroom

Half tiled family bathroom fitted with a bath with shower attachment, vanity sink unit and WC. Heated towel rail and window to the side aspect provide comfort and natural ventilation.

Garden

Larger than average corner plot garden offering a combination of patio and lawn areas, ideal for outdoor seating and entertaining. A pergola walkway connects the house to the garage, with a pathway leading to the home office. The garden also benefits from side access and a private gated bin storage area.

Garage/Home Office

The garage has been partially converted to create a fully insulated home office space with double glazed windows, underfloor heating and multiple electrical points, making it ideal for remote working or a hobby space. The remaining garage area provides useful storage and is accessed via an up and over garage door. The office also benefits from access to a fully boarded and insulated loft above.

Further Details

The property is Freehold
Council Tax Band - Band E

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.