

**Approximate Gross Internal Area 1649 sq ft - 153 sq m
(Including Garage)**

Ground Floor Area 1173 sq ft – 109 sq m

First Floor Area 476 sq ft – 44 sq m



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	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

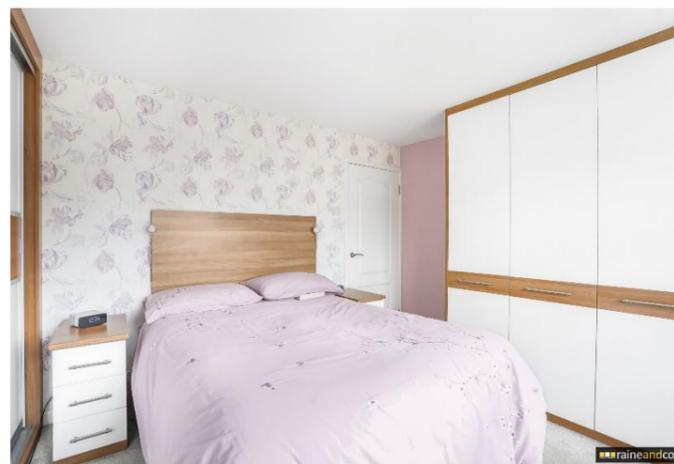
Homestead Road, Hatfield Freehold Guide Price £550,000



Extended three bedroom semi detached family home situated on a generous corner plot in the sought-after Birchwood area of Hatfield. Featuring three reception rooms, kitchen/breakfast room, utility area, ground floor shower room, garage, driveway parking and solar panels.

- Extended three bedroom semi detached family home
- Sought after Birchwood area of Hatfield
- Large corner plot with front and rear gardens
- Driveway parking for three vehicles
- Garage with electric roller shutter door
- Three reception areas including conservatory
- Spacious kitchen/breakfast room with utility area
- Ground floor shower room and first floor bathroom
- Fitted wardrobes to all bedrooms
- Solar panels providing improved energy efficiency





Entrance Lobby

Accessed from the side of the property with internal door to the garage and useful storage cloak, Amtico flooring, cupboard leading, open through to the entrance hallway.

Entrance Hallway

Welcoming hallway with Amtico flooring, double radiator, coving to ceiling and stairs rising to the first floor. Under stairs storage cupboard and cupboard housing meters and solar panel controls.

Lounge

Bright reception room featuring a double glazed bay window to the front aspect, double radiator, coving to ceiling and electric fireplace inset. Door leading to the dining room.

Dining Room

Formal dining space with double glazed window to the front aspect, coving to ceiling and single radiator.

Conservatory

Additional reception room with double glazed French doors opening onto the rear garden and windows to the side and rear aspects, Amtico flooring, double radiator.

Kitchen / Breakfast Room

Spacious kitchen fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks. Built-in electric double oven with induction hob and extractor fan, integrated fridge freezer and plumbing for washing machine. Tiled flooring, one bowl sink unit with mixer taps, glass atrium ceiling window, inset spotlights and door to the side aspect.

Utility Area

Useful utility space with tiled flooring, tiled walls, plumbing for washing machine and space for tumble dryer.

Ground Floor Shower Room

Modern shower room fitted with low level flush WC, vanity wash hand basin and walk-in shower cubicle with electric shower, Tiled walls, Amtico flooring, heated towel rail, extractor fan and inset spotlights.

First Floor Landing

Double glazed window to the rear aspect and airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom One

Double bedroom with double glazed window to the front aspect, double radiator and fitted wardrobes.

Bedroom Two

Double glazed window to the front aspect, double radiator and fitted wardrobe.

Bedroom Three

Double glazed window to the rear aspect, double radiator and fitted wardrobe.

Family Bathroom

Fitted with a three piece suite comprising panel enclosed bath with mixer taps, vanity wash hand basin and low level flush WC. Tiled walls, Amtico flooring, inset spotlights and opaque double glazed window to the rear aspect.

Rear Garden

Mainly laid to lawn with mature shrub borders, outside tap, security lighting, power supply, garden shed and side pedestrian access.

Front Garden & Driveway

Large front garden with lawn, mature trees and shrubs, raised shingle planting area and electric remote controlled sliding gated driveway providing parking for up to three vehicles and outside power supply.

Garage

Located to the side of the property with water supply, power and lighting and electric remote controlled roller shutter door.

Further Details

The property is Freehold
Council Tax Band - Band D

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.