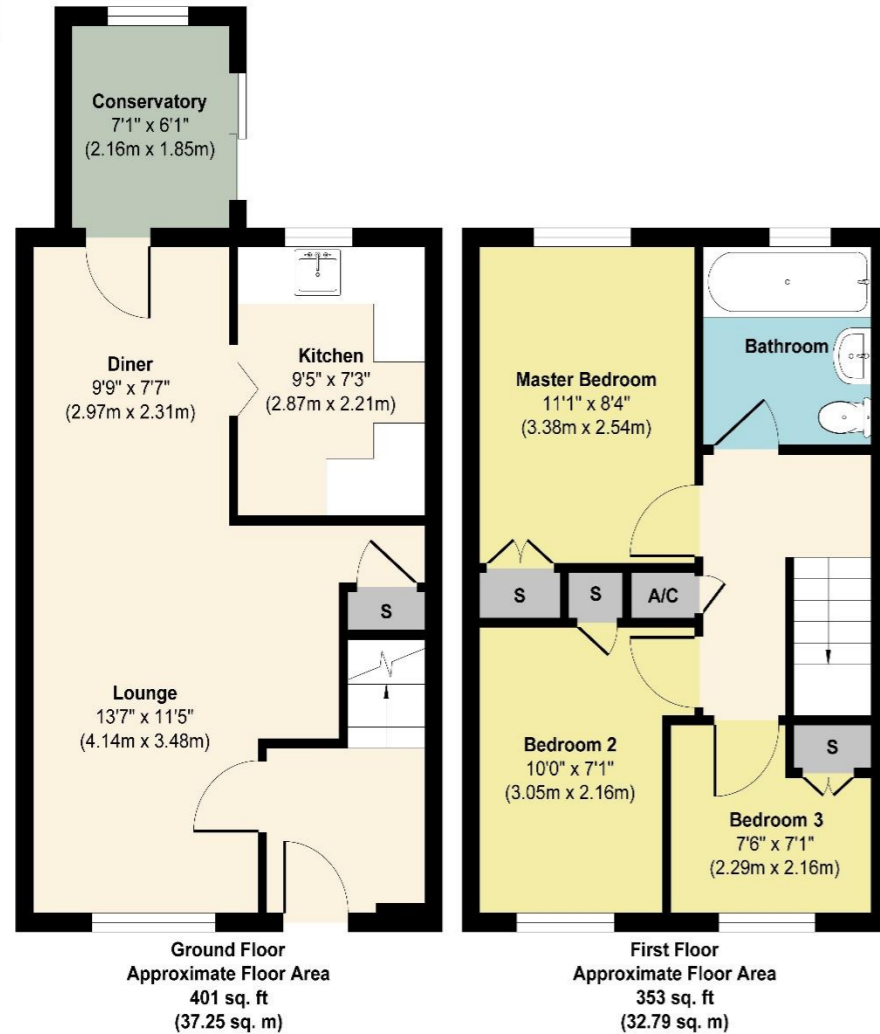


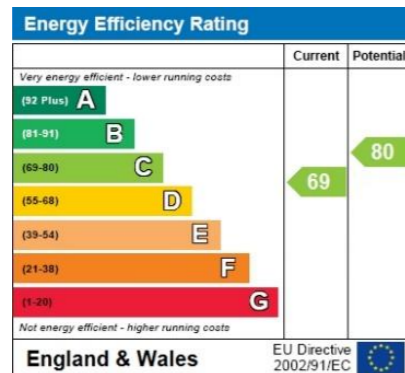
## Bull Stag Green, Hatfield



Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

## Bull Stag Green, Hatfield Freehold Guide Price £435,000



A well presented three bedroom end of terrace home with its own garage and parking space, offered chain free. Boasts a spacious lounge diner, fitted kitchen, conservatory and three good sized bedrooms with integrated storage. Double glazed windows throughout. Perfect for families or

- CHAIN FREE
- Own Garage With Dedicated Parking Space
- Ten Minute Walk To Hatfield Station
- End Of Terrace Home With Side Access
- Potential To Extend To The Side (STPP)
- Sunny Well Kept Low Maintenance Rear Garden
- Three Good Sized Bedrooms All With Integrated Storage
- Bright And Airy Conservatory Overlooking The Garden
- Bright And Spacious Lounge Diner And Conservatory
- Excellent Location Close To Local Amenities





## Entrance Hall

Carpeted with stairs rising to the first floor, radiator and door to the lounge diner.

## Open Plan Lounge / Diner

### Lounge Area

Carpeted with a double glazed window to the front, electric fire, radiator and useful under stair storage. This comfortable seating area provides a welcoming space for relaxation.

### Diner

Carpeted with a radiator and French doors opening directly into the conservatory. This dedicated dining space flows naturally from the lounge, creating a versatile and sociable layout.

## Kitchen

Fitted with base and eye level units, wood laminate flooring, steel sink with mixer tap and drainer, and tiled splash backs. There is space for a washing machine, fridge and dishwasher, a free standing gas oven and hob with extractor over, a radiator and double glazed window to the rear.

## Conservatory

Wood laminate flooring with sliding door to the garden and a double glazed window to the rear, providing a useful additional living space.

## Landing

Carpeted with airing cupboard and doors to all bedrooms and the bathroom.

## Bedroom One

Carpeted with radiator, double glazed window to the rear and integrated wardrobe.

## Bedroom Two

Carpeted with radiator, double glazed window to the front and integrated storage.

## Bedroom Three

Carpeted with radiator, double glazed window to the front and integrated storage.

## Bathroom

Fitted with sheet vinyl flooring, low level flush WC, vanity sink with mixer taps, fully tiled walls and panel enclosed bath with shower over. Frosted double glazed window to the rear.

## Outside

To the front there is a small grassed garden area with a shared drive leading to the garage and dedicated parking space. Side access leads to the rear garden, which is a particular highlight. Sunny, well kept and low maintenance, it is mainly laid to lawn with a useful patio seating area, side gate and water point – ideal for relaxation and entertaining. The property also benefits from an advantageous side area with excellent potential for extension, subject to planning permission.

## 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.**