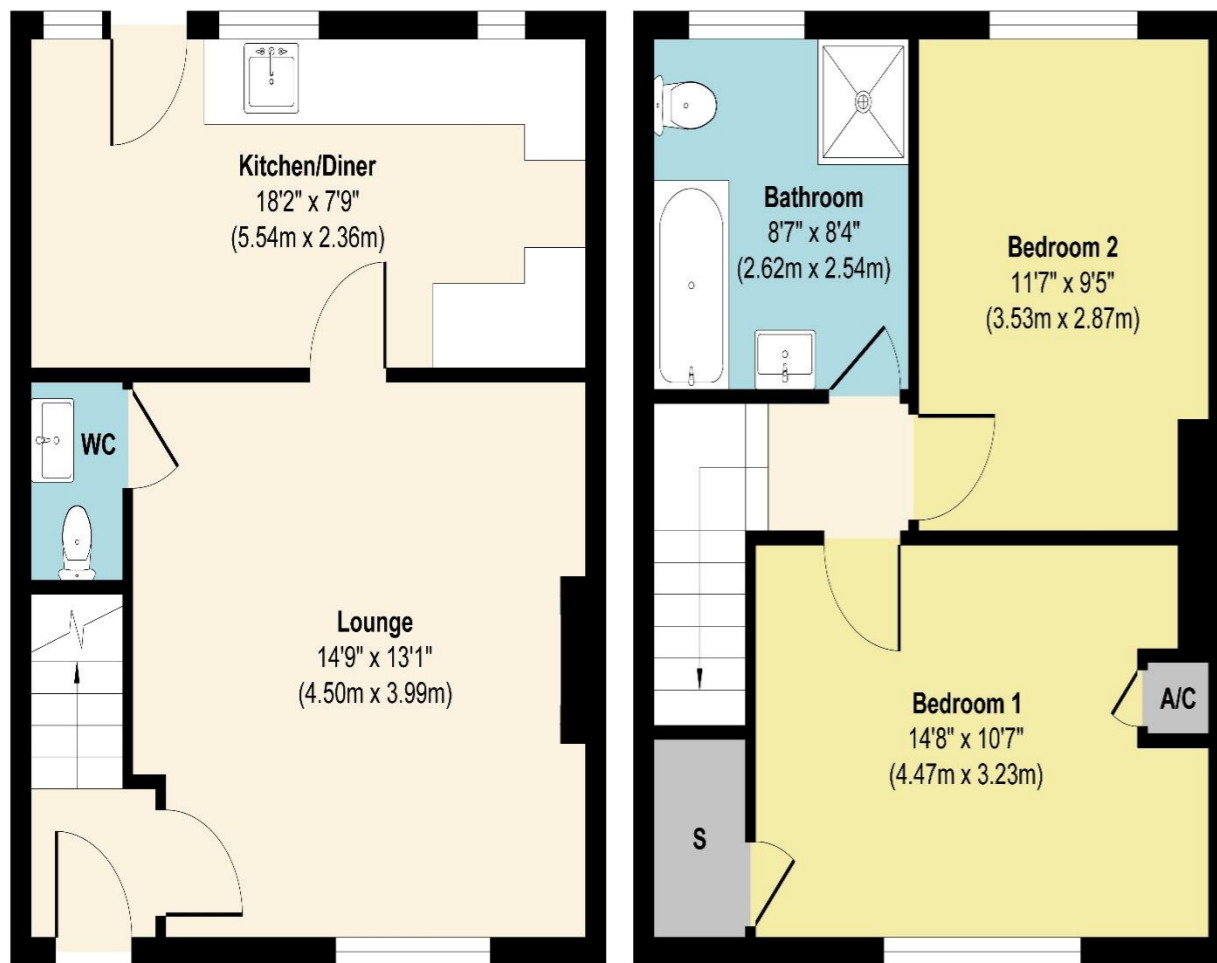


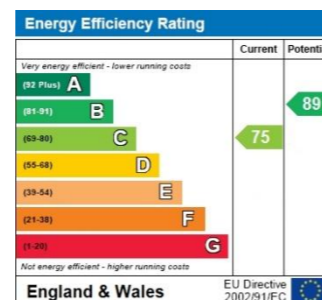
Stonecross Road, Hatfield



Approx. Gross Internal Floor Area 768 sq. ft / 71.34 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.

Stonecross Road, Hatfield, Freehold Guide Price £399,995



A well presented two bedroom terrace home with practical living space and scope to extend (STPP). Featuring a generous lounge, kitchen/diner, downstairs WC, two double bedrooms and a recently updated bathroom with new shower pump. Private rear garden and two car driveway.

- Two Double Bedrooms
- Recently Updated Bathroom
- New Shower Pump For Improved Water Pressure
- Separate Downstairs WC For Added Convenience
- Two Car Driveway
- Private Rear Garden With Lawn, Patio And Useful Storage
- Spacious Kitchen With Dining Area And Multiple Rear Windows
- Independent Electrics With Up To 100 Amp Supply (EV charger ready)
- 10 Minutes Walk To Hatfield Station
- Potential To Extend (STPP) And EPC C





Entrance Hall

Carpeted entrance hall with radiator and stairs to the first floor. Doorway leads through to the lounge.

Lounge

A bright and spacious reception room with carpeted flooring, radiator and double glazed window to the front. Doors provide access to the downstairs WC and kitchen.

Downstairs WC

Convenient ground floor cloakroom with stone tiled flooring, low level flush WC, vanity sink and extractor fan.

Kitchen

Well equipped kitchen with vinyl flooring, a range of base and eye level units, tiled splash backs and roll edge work tops. Stainless steel sink with drainer, space for a dishwasher, washing machine and free standing fridge. Free standing gas oven and hob with extractor. Three double glazed windows to the rear provide excellent natural light, with ample space for a dining table. Door opens directly to the rear garden.

Landing

Carpeted landing with access to the loft and doors to both bedrooms and the bathroom.

Bedroom One

Generous front facing double bedroom with carpeted flooring, airing cupboard and integrated storage. Double glazed window to the front.

Bedroom Two

Comfortable second double bedroom with carpeted flooring, radiator and double glazed window to the rear.

Bathroom

Modern bathroom featuring laminate flooring, low level WC, panel bath with electric shower and newly installed pump for enhanced water pressure. Vanity sink with mixer taps, partly tiled walls, extractor fan, separate tiled shower cubicle, radiator and opaque double glazed window to the rear.

Garden

Private rear garden laid mainly to lawn with a paved patio seating area. Paved path leads to a rear access gate. Two storage sheds and a small pond. Rear garden access.

Further Details

The property is Freehold
Council Tax Band - Band C

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.