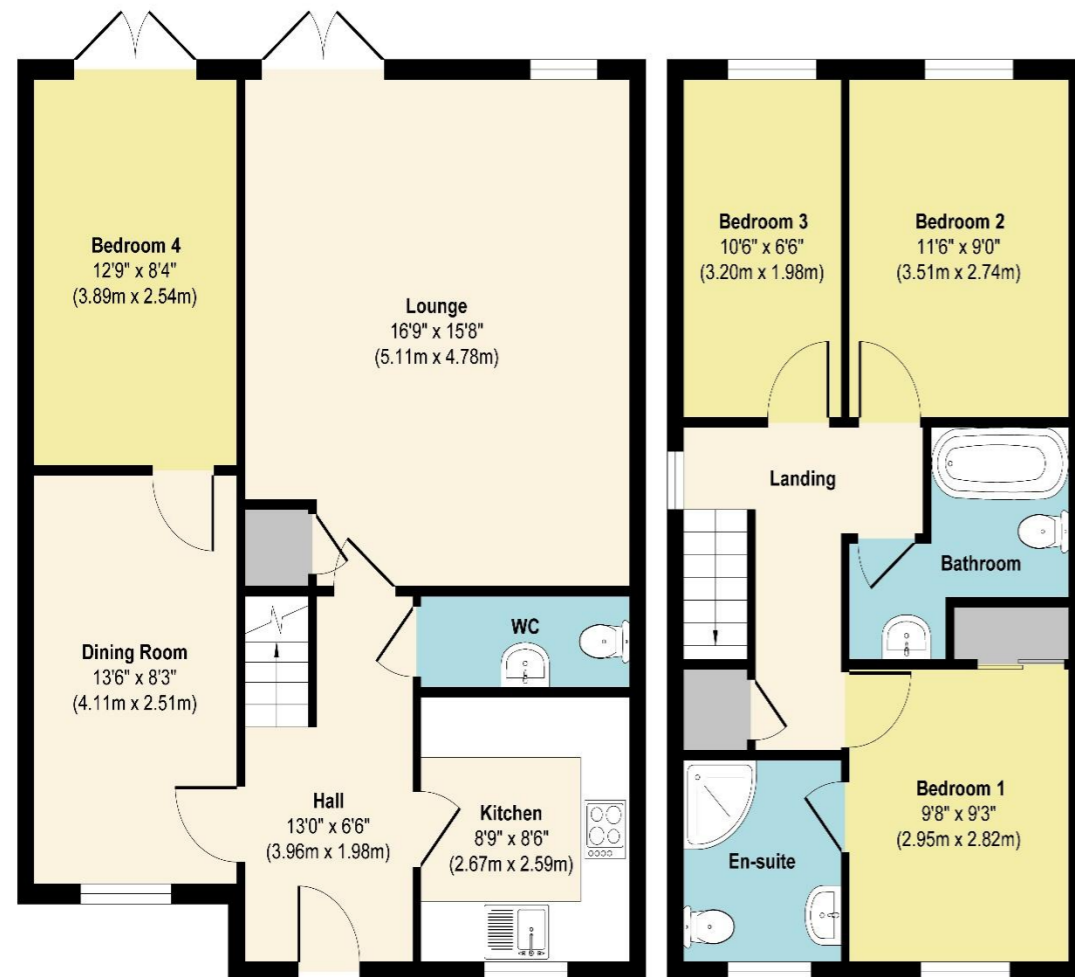


## Thistle Drive, Hatfield



Ground Floor  
Approximate Floor Area  
685 sq. ft  
(63.63 sq. m)

First Floor  
Approximate Floor Area  
456 sq. ft  
(42.36 sq. m)

**Approx. Gross Internal Floor Area 1141 sq. ft / 105.99 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		87
(69-80)	C	77	
(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.

## Thistle Drive, Hatfield Freehold Guide Price £509,000



CHAIN FREE four bedroom semi detached home situated in the popular Hatfield Garden Village location. Garage conversion, rear extension, and driveway providing off street parking.

- CHAIN FREE
- Highly Desirable Hatfield Garden Village Location
- Four Bedroom Semi Detached Home
- Garage Conversion And Rear Extension
- Large Lounge With Direct Garden Access
- Versatile Ground Floor Bedroom / Office
- Private And Spacious Low Maintenance Rear Garden
- Private Driveway Providing Off Street Parking
- Master Bedroom With En Suite
- Close To Local Shops, Restaurants, And The Galleria





## Entrance Hall

Double glazed door to the front and wood flooring. Stairs rising to the first floor. Doors to Kitchen, Diner, Lounge and Ground Floor WC.

## Ground Floor WC

Wash hand basin and WC, extractor fan, wood flooring and radiator.

## Kitchen

Double glazed window to the front, partly tiled walls, sink and drainer, gas hob with extractor over, electric oven, built in dishwasher, space for fridge freezer and washing machine, tiled flooring, spot lights and coving to the ceiling.

## Dining Room

Double glazed window to the front, wood flooring, coving to the ceiling and radiator. Door to:

## Office / Bedroom Four

French door to the rear, wood flooring, coving to the ceiling and radiator.

## Lounge

Double glazed French doors and window to the rear, spot lights, ceiling speakers, under stairs cupboard, wood flooring, coving to the ceiling and radiator.

## Landing

Double glazed window to the side, spot lights, loft access, cupboard housing the boiler, wood flooring and radiator. Doors leading to:

## Bedroom One

Double glazed window to the front, built in wardrobes, coving to the ceiling, wood flooring and radiator. Door to En-suite

## En-Suite

Double glazed window to the front, fully tiled, WC, vanity wash hand basin, shower and extractor fan.

## Bedroom Two

Double glazed window to the rear, wood flooring and coving to the ceiling.

## Bedroom Three

Double glazed window to the rear, wood flooring, coving to the ceiling and radiator.

## Family Bathroom

Fully tiled, WC, vanity wash hand basin, bath with separate shower, heated towel rail, extractor fan, spot lights and coving to the ceiling.

## Outside

Enclosed rear garden laid to paving with fence borders. Storage unit and shed. Front garden with paved path leading to front door. Driveway providing off street parking.

## 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.**