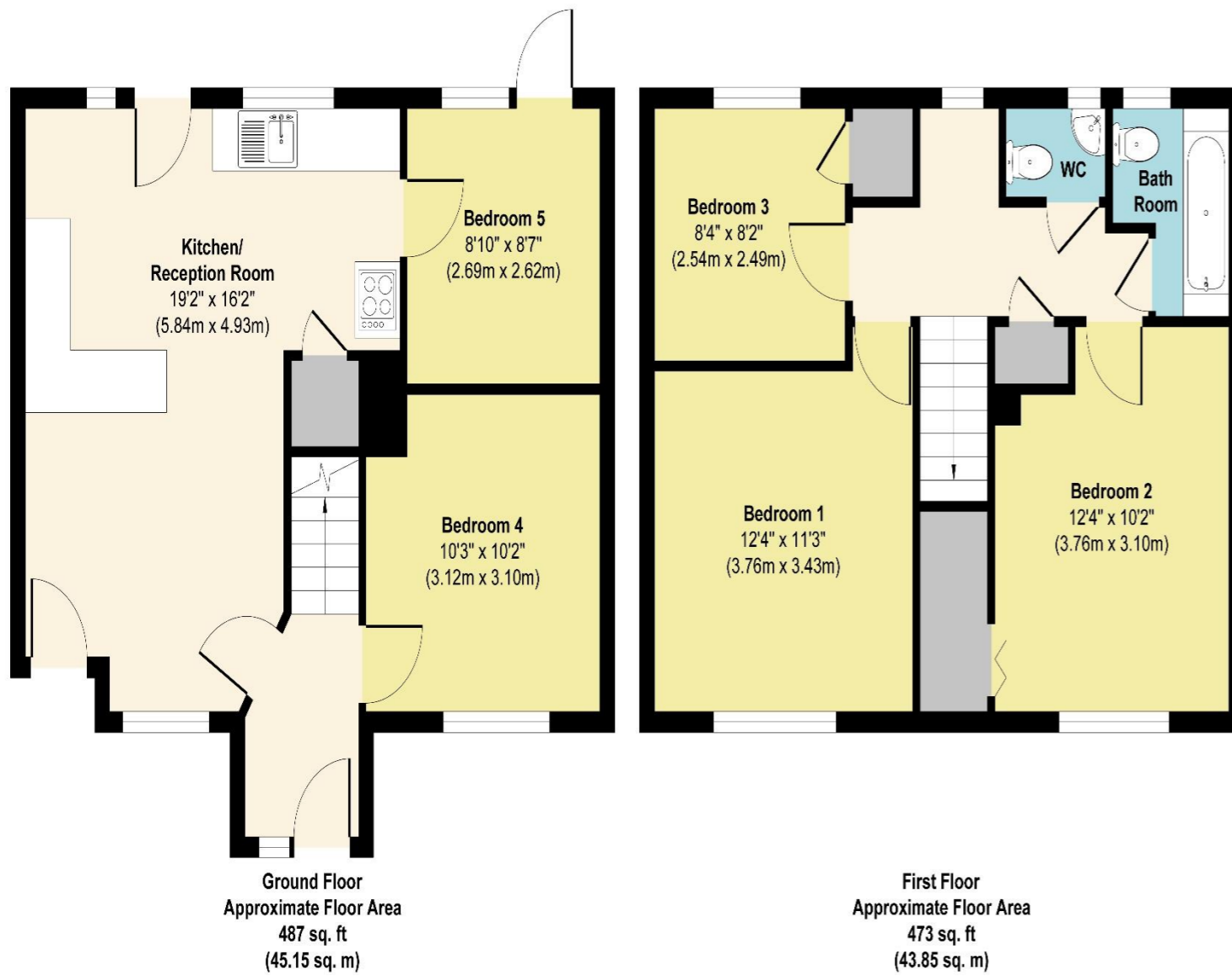


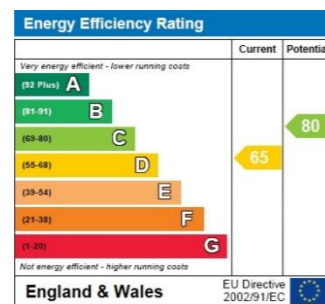
## High Dells



**Approx. Gross Internal Floor Area 960 sq. ft / 89.00 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.

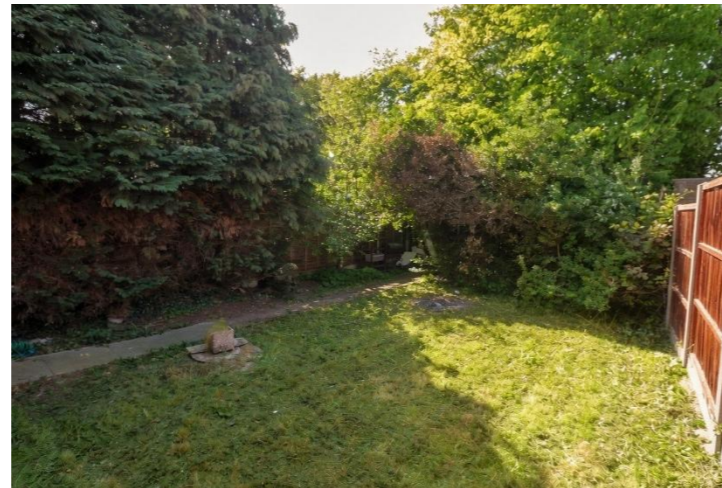
## High Dells, Hatfield Freehold Price £380,000



A spacious and versatile five-bedroom terraced home, offered chain free and soon to be vacant, presenting an excellent opportunity for both residential buyers and investors alike.

- Five Bedroom Terraced Home
- Chain Free And Soon To Be Vacant
- Spacious Dual Aspect Living Area
- Private Rear Garden With Pergola
- Flexible Layout Suitable For Residential Or Investment Use
- Potential To Extend (STPP)
- Gas Central Heating And Double Glazing Throughout
- Excellent Rental Potential





## Ground Floor

### Entrance Hall

Entry via front door into a practical hallway with a gas radiator, staircase to the first floor, and access to one of the ground floor bedrooms and main living space. Provides a functional introduction to the property.

### Open Plan Living/Dining/Kitchen

A spacious dual aspect room with windows to both front and rear, as well as doors providing access to both aspects, allowing for excellent natural light and ventilation. The kitchen area is fitted with chipboard work surfaces and a breakfast bar, along with a stainless steel sink, gas oven and hob with extractor and freestanding appliances including a washing machine, dryer, and fridge freezer. There is also an understairs storage cupboard, making this a versatile communal living space.

### Bedroom Five

A convenient ground floor bedroom featuring a window and door opening directly onto the rear garden, allowing for easy access and good natural light. Includes a gas radiator and offers flexibility as a bedroom or additional reception room.

### Bedroom Four

A well sized bedroom positioned at the front of the property with a window allowing for natural light and a gas radiator for comfort.

## First Floor

### Landing

Landing area with rear aspect window, loft access, and a built in storage cupboard. Provides access to all first floor rooms.

### Bedroom One

A good sized double bedroom positioned at the front of the property with a window allowing for natural light and a gas radiator for comfort.

### Bedroom Two

Front aspect bedroom featuring a window, gas radiator, and a large built in storage cupboard, offering useful additional space.

### Bedroom Three

Located to the rear, this bedroom includes a window overlooking the garden, a gas radiator, and a built in storage cupboard.

### Separate WC

Convenient upstairs WC with a window to the rear aspect, providing natural light and ventilation.

### Family Bathroom

Comprising a bath with shower attachment, vanity sink, and WC. Finished with a heated towel rail and a rear aspect window.

### Rear Garden

A private rear garden featuring a patio area ideal for outdoor seating, a laid lawn, and a pergola providing a sheltered entertaining space. Also benefits from a brick built shed for additional storage.

### 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.**