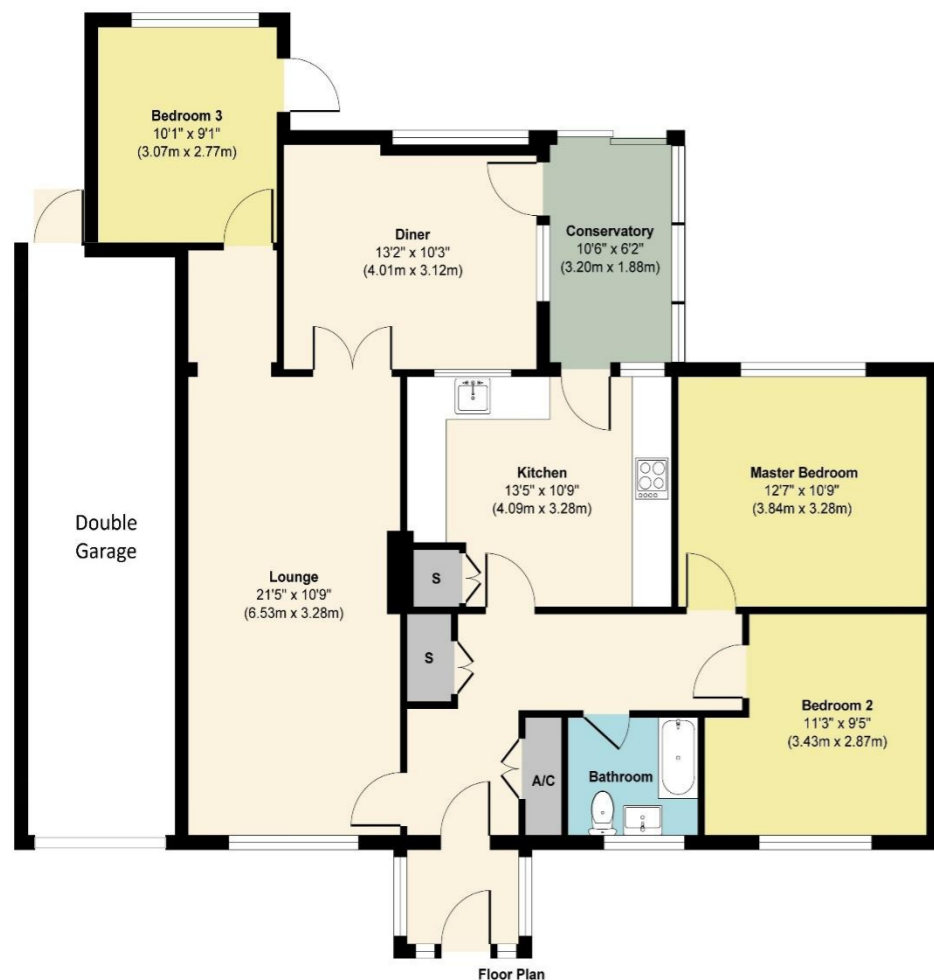


Briars Lane, Hatfield



Approx. Gross Internal Floor Area 1166 sq. ft / 108.32 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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	56	
(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.

Briars Lane, Hatfield, Freehold Guide Price £625,000



CHAIN FREE detached three bedroom bungalow on Briars Lane, in good condition with a large rear extension. Features spacious lounge, diner & conservatory overlooking the large rear garden. Modern bathroom, fitted kitchen, garage & driveway. Excellent single level living for families or down

- CHAIN FREE
- Detached Three Bedroom Bungalow
- Large Extension To The Rear For Added Versatility
- Vast Rear Garden Ideal For Outdoor Living
- Double Garage And Driveway Parking For One Car
- Bright Conservatory With Direct Garden Access
- Large And Well Equipped Kitchen With Ample Storage
- Fully Rewired And New Boiler Installed In 2024
- Close To Local Schools And Hatfield Town Centre
- Adjacent To Roe Hill Park





Porch / Entrance Hall

The property is entered via a porch with double glazed windows on all sides, providing a bright and welcoming entrance. This leads into the carpeted entrance hall which offers two storage cupboards for practical everyday use. Doors lead to the lounge, kitchen, bathroom and bedrooms one and two.

Lounge

A well proportioned carpeted lounge with a feature fireplace creating a focal point. It enjoys a double glazed window to the front aspect and provides doors to bedroom three and the diner.

Bedroom Three

This carpeted bedroom benefits from a radiator and double glazed window to the rear. It has direct access to the garden, offering versatile use as a bedroom or home office.

Diner

The separate diner is carpeted with a radiator and enjoys natural light from windows overlooking the garden, conservatory, and through to the kitchen. A door provides access to the conservatory.

Conservatory

With tiled flooring and glass to all sides, this conservatory creates a wonderful light filled space. It features a sliding door to the rear garden and a door returning to the kitchen, ideal for family meals or relaxation.

Kitchen

The kitchen has tiled flooring and splash backs with base and eye level units, roll edge work tops and a steel sink with mixer tap, drainer and rinsing bowl. There is space for a fridge, washing machine and dishwasher, along with a radiator, storage cupboard and an electric fan oven and hob with extractor fan. It is practical and ready for daily use.

Bathroom

Fully fitted with laminate flooring and fully tiled walls. The bathroom comprises a low level flush WC, vanity sink with mixer taps, and a tiled shower cubicle. It also benefits from a radiator, an opaque double glazed window to the front and an extractor fan.

Bedroom One

Carpeted bedroom with a radiator and double glazed window to the rear. Features a fitted wardrobe providing excellent storage.

Bedroom Two

A carpeted bedroom with a radiator and double glazed window to the front, offering a peaceful space for family or guests.

Outside

To the front there is a driveway providing parking for one car, a double garage with up and over door, grass lawn and surrounding low hedges.

The large rear garden is a stand out feature, with a patio area perfect for outdoor dining, a lawn and useful side access. It provides significant space and privacy for relaxation and family activities.

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.