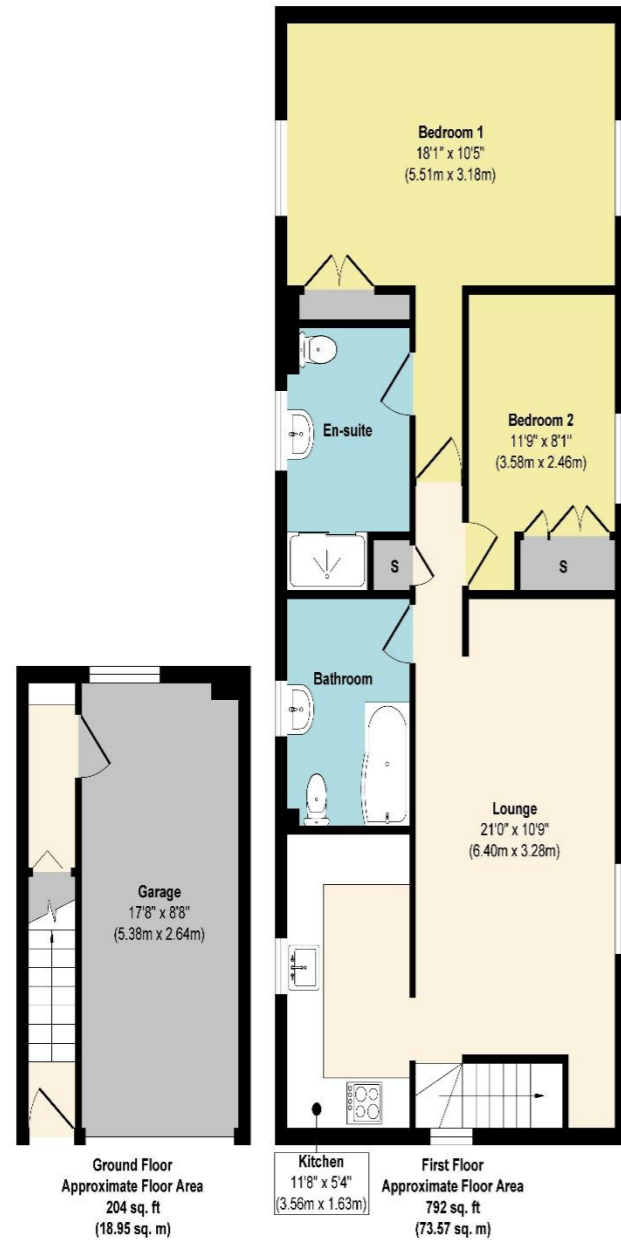


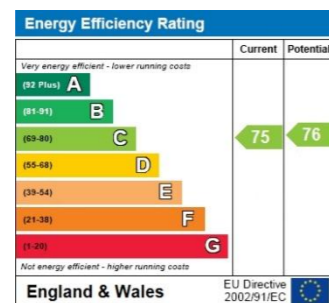
The Runway, Hatfield



Approx. Gross Internal Floor Area 996 sq. ft / 92.52 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 particular 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.

The Runway, Hatfield Freehold Guide Price £275,000



CHAIN FREE, OWN GARAGE, OWN GARDEN, FREEHOLD. Superb coach house offering generous first floor living space with large dual aspect lounge, fitted kitchen and two double bedrooms, one with en-suite. Private garage, driveway parking and front garden. Excellent for owner occupiers and investors.

- CHAIN FREE
- FREEHOLD
- OWN GARAGE
- OWN PRIVATE GARDEN
- Spacious Dual Aspect Lounge
- Generously Sized Principal Bedroom With En-Suite Shower Room
- Convenient Driveway Parking Directly In Front Of Garage
- Loft Access For Additional Storage
- Double Glazed Windows Throughout The Property
- Prime Location Close To Hertfordshire University And Local Amenities





Lounge

A large dual aspect lounge enjoys views to the rear and side with double glazed windows. The room has wood laminate flooring, two radiators and fitted storage. A walkway leads through to the kitchen and hallway.

Kitchen

The kitchen has tiled flooring, is fitted with base and eye level units, an integrated oven and gas hob with extractor over, tiled splash backs and a steel sink with drainer, mixer taps and rinsing bowl. There is an integrated fridge freezer, space for a washing machine or dishwasher and a double glazed window to the front.

Hallway

With wood laminate flooring, the hallway provides access to both bedrooms and the bathroom. There is also a useful storage cupboard.

Bathroom

The bathroom has a tiled floor and partly tiled walls. It includes a pedestal sink with mixer taps, low level flush WC, panel bath with tiled surround and separate shower with screen. There is a radiator, towel rail, extractor fan and an opaque double glazed window to the front.

Bedroom One

This large bedroom has wood laminate flooring, double glazed windows to the front and rear, two radiators and an integrated wardrobe. It benefits from loft access and a door to the en-suite shower room.

En-Suite

The en suite shower room features a tiled floor and partly tiled walls. It comprises a low level flush WC, pedestal sink with mixer taps, tiled shower cubicle, radiator and extractor fan. An opaque double glazed window to the front provides natural light.

Bedroom Two

Bedroom two offers wood laminate flooring, a radiator and a double glazed window to the rear. It benefits from an integrated wardrobe.

Outside

To the front there is a garden laid mainly to lawn. To the rear driveway parking is available in front of the garage. Access to the garage and entrance door.

Garage

The garage features an up and over door with a window to the front. Inside there is a door leading to the under stairs utility area with tiled floor, partly tiled walls, boiler and storage cupboard with plumbing for washing machine and vented tumble dryer. Potential to convert the garage into a home office, third bedroom etc (STPP).

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.