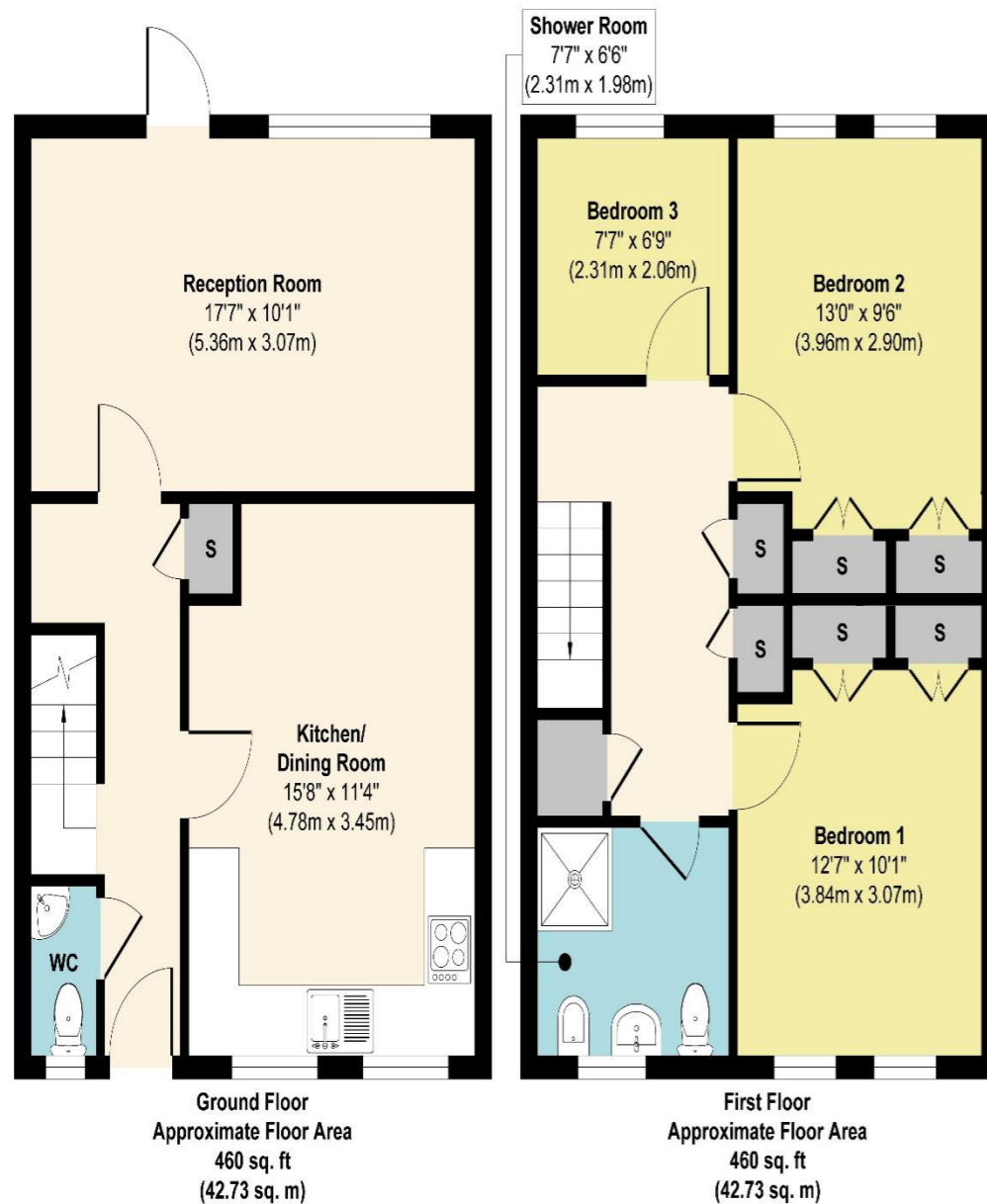


St Etheldredas Drive, Hatfield



**Approx. Gross Internal Floor Area 920 sq. ft / 85.46 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.

## St Etheldredas Drive, Hatfield, Freehold Guide Price £400,000



CHAIN FREE three bedroom house close to Hatfield Station and local schools. Well presented with own detached garage, off street parking with driveway for two vehicles, open plan kitchen / diner, lounge opening to the rear garden, three bedrooms and modern shower room.

- CHAIN FREE
- Own Detached Garage With Access From The Garden
- Driveway Parking For Multiple Vehicles
- Five Minute Walk To Hatfield Station
- Spacious Open Plan Kitchen / Diner For Easy Living
- Recently Re-fitted Fully Tiled Shower Room
- Three Well Proportioned Bedrooms With Fitted Storage
- Private Rear Garden With Patio, Lawn, And Shed
- Downstairs WC
- Excellent Location Close To Hatfield Town Centre And Schools





## Entrance Hall

Laminate flooring, radiator, stairs to the first floor, storage cupboard, doors to the downstairs wc, open plan kitchen / diner, and lounge. Front door with double glazed window.

## Downstairs WC

Laminate flooring, tiled splash backs, low level flush wc, wall mounted sink with mixer taps, heated towel rail, opaque double glazed window to the front.

## Open Plan Kitchen / Diner

## Kitchen

Laminate flooring, range of base and eye level units, roll edge work tops, tiled splash backs, two double glazed windows to the front, electric hob with extractor over, wall mounted oven, stainless steel sink with mixer taps, drainer, and rinsing bowl. Space for washing machine, dishwasher and fridge freezer. Boiler.

## Diner

Laminate flooring, radiator and ample space for a dining table and chairs.

## Lounge

Carpeted flooring, radiator, double glazed window to the rear and double glazed patio door opening directly to the garden.

## Landing

Carpeted stairs and landing, loft access, two storage cupboards, airing cupboard, doors to the three bedrooms and shower room.

## Bedroom One

Wood laminate flooring, radiator, two double glazed windows to the front, fitted storage.

## Bedroom Two

Wood laminate flooring, radiator, two double glazed windows to the rear, fitted storage.

## Bedroom Three

Wood laminate flooring, radiator, double glazed window to the rear.

## Shower Room

Tiled flooring, fully tiled walls, vanity sink with mixer taps, low level flush wc, bidet, heated towel rail, tiled electric shower, opaque double glazed window to the front.

## Outside

To the front is a driveway providing parking for multiple vehicles. The rear garden comprises a patio seating area, grass lawn and wooden storage shed, with a door giving access to the detached garage.

## Detached Garage

The garage has an up and over door and provides secure additional storage or parking space.

## 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.**