

Homestead Road, Hatfield



Approx. Gross Internal Floor Area 1298 sq. ft / 120.57 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Homestead Road, Hatfield, Freehold Guide Price £450,000



CHAIN FREE A Fantastic Opportunity To Modernise This Spacious Three Bedroom Semi Detached Home Offering A Driveway, Garage, Large South West Facing Garden, Conservatory And Excellent Potential To Extend (STPP). Ideal For Buyers Looking To Create Their Dream Home.

- CHAIN FREE
- Three Bedroom Semi Detached Home On Homestead Road
- Excellent Modernisation Opportunity
- Huge Extension Potential (STPP)
- Large South West Facing Garden
- Driveway Parking
- Garage With Shared Drive Access
- Downstairs WC And Utility Room
- Spacious Conservatory
- Fantastic Family Home With Scope To Add Value



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Offered to the market chain free, this spacious three bedroom semi detached home presents an exciting opportunity for buyers looking to modernise and create a fantastic family home in a sought after residential location on Homestead Road.

Occupying a generous plot, the property benefits from a large south west facing rear garden, driveway parking, garage and a substantial conservatory, whilst also offering excellent potential for further extension (STPP). The accommodation begins with a welcoming entrance hall providing access to all principal ground floor rooms and stairs leading to the first floor. To the front of the property is a bright living room with a large window allowing plenty of natural light to flood the space. To the rear, the separate dining room features a fireplace and sliding patio doors opening into the spacious conservatory, creating excellent entertaining space overlooking the garden. The kitchen enjoys dual aspect windows and offers a range of fitted units, under stairs storage and space for appliances, whilst the adjoining utility room provides additional worktop space along with a convenient downstairs WC.

Upstairs, the property offers three well proportioned bedrooms together with a family bathroom featuring a walk in bath. Bedrooms two and three both benefit from built in storage, with bedroom three also housing the boiler. Externally, the generous south west facing rear garden is mainly laid to lawn with a patio seating area, two storage sheds and side access leading to the front of the property. A garage, accessed via a shared driveway, completes the outside accommodation.

Requiring modernisation throughout, this property represents an exceptional opportunity for buyers to add value and personalise a home to their own tastes. With its generous plot, desirable orientation and scope to extend (STPP), early viewing is highly recommended.

Ground Floor

Entrance Hall

Carpeted entrance hall with stairs rising to the first floor, gas radiator, window to the side aspect and doors providing access to all principal ground floor accommodation.

Living Room

Bright reception room featuring a large window to the front aspect, carpet flooring and gas radiator.

Dining Room

Spacious dining room with fireplace, gas radiator and sliding glazed doors opening into the conservatory.

Conservatory

Generous single glazed conservatory enjoying views across the rear garden with two separate access doors leading outside, offering fantastic additional living space.

Kitchen

Dual aspect kitchen with windows to the side and rear, fitted chipboard units, sink, under stairs storage cupboard and space for a range of appliances.

Utility Room

Useful utility area with dual aspect windows to the front and rear, worktop space, gas radiator and access to the downstairs WC.

Downstairs WC

Comprising WC and wash hand basin with two rear aspect windows and heated towel rail.

First Floor

Landing

Landing with side aspect window, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

Double bedroom with front aspect window and gas radiator.

Bedroom Two

Double bedroom overlooking the rear garden with built in storage cupboard and gas radiator.

Bedroom Three

Good sized single bedroom with dual aspect windows to the side and rear, built in storage cupboard housing the boiler and gas radiator.

Family Bathroom

Fitted with a walk in bath, WC, wash hand basin, heated towel rail and front aspect window.

Rear Garden

Generous south west facing rear garden mainly laid to lawn with patio seating area, two storage sheds, side access and access to the garage.

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.