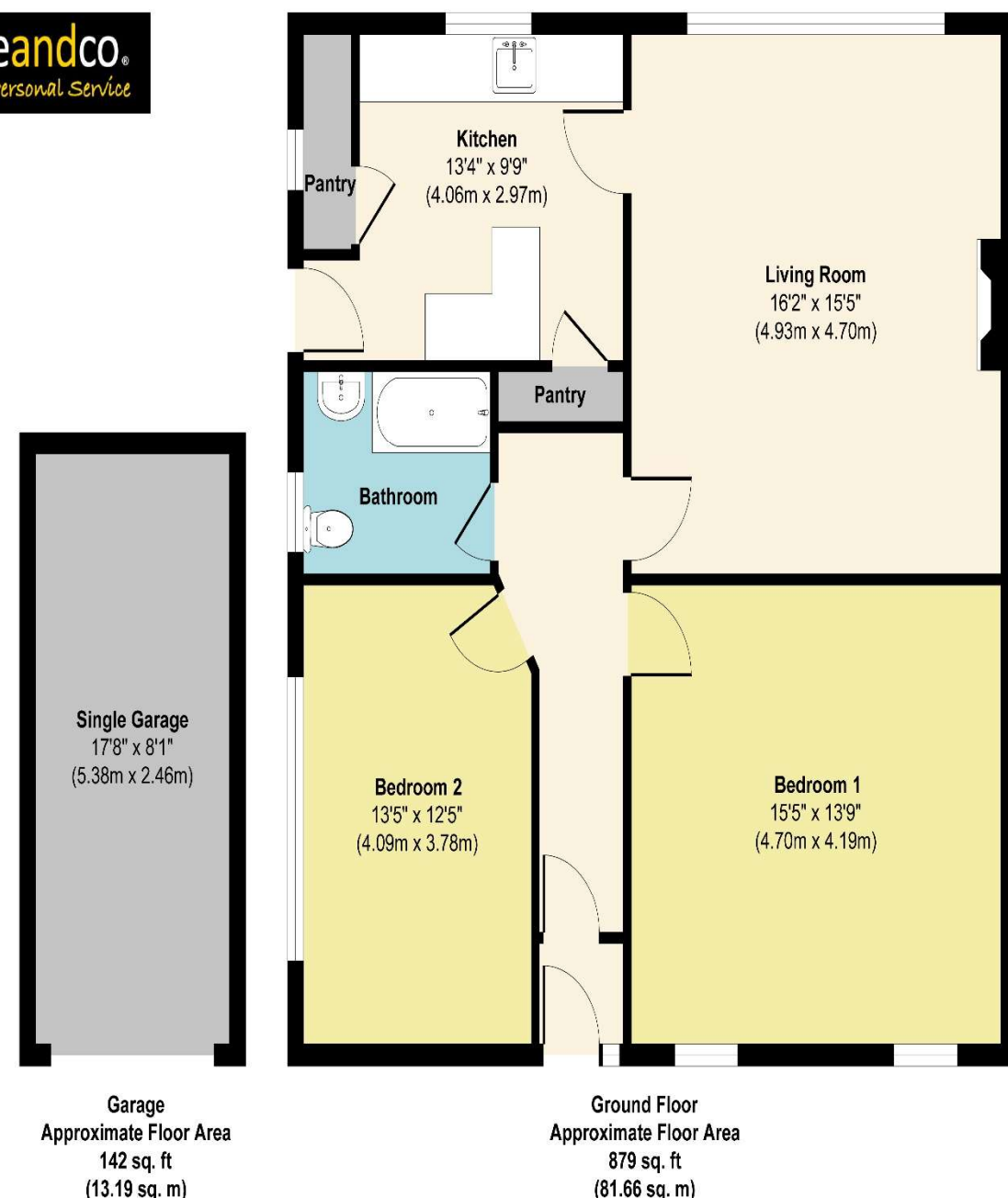


Briars Lane, Hatfield

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Approx. Gross Internal Floor Area 1021 sq. ft / 94.85 sq. m (Including Garage)

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

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Briars Lane, Hatfield, Freehold Guide Price £500,000



CHAIN FREE. A fantastic opportunity to purchase this two bedroom semi detached bungalow on the ever popular Briars Lane. Benefiting from a driveway, detached garage, south east facing garden and excellent extension potential for side, rear or loft dormer extension (STPP).

- CHAIN FREE
- Two Bedroom Semi Detached Bungalow
- Driveway And Detached Single Garage
- Excellent Rear, Side And Loft Extension Potential (STPP)
- Highly Sought After Briars Lane Location
- South East Facing Rear Garden
- Side Access To Rear Garden
- Gas Central Heating And Double Glazing Throughout



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

Briars Lane, Hatfield



Briars Lane, Hatfield

CHAIN FREE two bedroom semi detached bungalow, ideally situated on the highly sought after Briars Lane in Hatfield. This spacious home presents an exciting opportunity for buyers looking offering exceptional potential to extend to the rear, side or into the loft with a dormer conversion (STPP). The property is approached via a private driveway leading to a detached single garage, with convenient side access leading into the rear garden. Internally, the accommodation begins with an integral entrance porch featuring beautiful original parquet flooring, which continues through into the welcoming entrance hall. The hallway provides loft access, a gas radiator and doors leading to all principal rooms. To the front of the property are two generous double bedrooms. Bedroom One enjoys two windows overlooking the front aspect allowing an abundance of natural light, whilst Bedroom Two overlooks the side aspect and would also make an excellent guest bedroom, dining room or home office. The spacious living room overlooks the rear garden through a large picture window and benefits from a feature fireplace, creating a warm and inviting reception space. The living room flows directly into the kitchen, making it ideal for everyday living. The kitchen offers a practical layout with a breakfast bar, freestanding gas cooker, stainless steel sink with drainer, tiled splashbacks, plumbing for appliances and two excellent walk in pantry cupboards providing superb storage. A side door offers direct access to the rear garden. Outside, the south east facing rear garden enjoys both patio and lawn areas, creating the perfect outdoor space for relaxing or entertaining throughout the day. The garden also benefits from side access together with access into the detached garage. Further benefits include gas central heating, double glazing throughout, driveway parking, detached garage and outstanding potential to significantly increase the living accommodation (STPP).

Ground Floor

Integral Entrance Porch

Original parquet flooring. Door leading to entrance hall.

Entrance Hall

Original parquet flooring. Gas radiator. Loft access. Doors leading to all rooms.

Bedroom One

A generous principal bedroom benefiting from two windows to the front aspect allowing plenty of natural light. Carpeted flooring, gas radiator and ample space for a range of bedroom furniture.

Bedroom Two

A well proportioned second double bedroom with a large window to the side aspect, carpeted flooring and gas radiator. Ideal as a guest bedroom, home office or separate dining room if desired.

Family Bathroom

Comprising a panel enclosed bath with shower attachment, wash hand basin and low level WC. Finished with carpeted flooring, gas radiator and a window to the side aspect providing natural light and ventilation.

Living Room

A bright and spacious reception room overlooking the rear garden through a large picture window. Featuring a focal point fireplace, carpeted flooring, gas radiator and direct access into the kitchen, creating a practical flow throughout the home.

Kitchen

Fitted with a range of base and wall units complemented by chipboard worktops and tiled splashbacks. Incorporating a breakfast bar, stainless steel sink with drainer, freestanding gas cooker and plumbing for appliances. Two large walk in pantry cupboards provide excellent storage, whilst a door offers convenient side access to the rear garden.

Garden

A delightful south east facing rear garden enjoying a combination of patio and lawn, providing an excellent space for outdoor dining, entertaining or relaxing. The garden also benefits from side access together with access into the detached single garage and driveway.

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.