



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.

Foxhollows, Hatfield, Freehold Guide Price £375,000



Extended Three/Four Bedroom Semi Detached Family Home Ideally Located Close To Hatfield Town Centre. Offering Flexible Living Accommodation Including A Ground Floor Shower Room, Two Reception Rooms, Front & Rear Gardens With Independent Access and three well proportioned bedrooms.

- Extended Three/Four Bedroom Semi Detached Home
- Flexible Living Accommodation Throughout
- Ground Floor Shower Room And WC
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With Ample Storage
- Enclosed Front And Rear Gardens
- Independent Access To Both Gardens
- Gas Central Heating And Double Glazing
- Ideal Family Home Close To Local Amenities
- Walking Distance To Hatfield Town Centre





Situated in a convenient location just a short distance from Hatfield Town Centre, this extended three/quarter bedroom semi detached family home offers spacious and versatile accommodation, making it an ideal purchase for growing families or those looking for flexible living space. The ground floor welcomes you with a bright entrance hallway leading to a spacious dual aspect living room, flooded with natural light. The fitted kitchen offers an excellent range of wall and base units with ample worktop space and room for all essential appliances. To the rear, the property has been thoughtfully extended to create a fantastic additional reception room, currently used as a fourth bedroom, providing excellent flexibility to suit a variety of lifestyles. Completing the ground floor is a modern shower room with WC. Upstairs, there are three well proportioned bedrooms, two of which comfortably accommodate double beds, together with a family bathroom and a separate WC, ideal for busy households. Externally, the property enjoys enclosed front and rear gardens, both benefiting from their own independent access. The rear garden offers a private outdoor space perfect for entertaining or relaxing, while the front garden provides an attractive approach to the home. Conveniently positioned within easy reach of Hatfield Town Centre, local schools, shops, transport links and other everyday amenities, this fantastic family home offers flexible accommodation in a highly desirable location.

Ground Floor

Entrance Hall

Welcoming hallway with laminate wood flooring, radiator, staircase to the first floor and doors leading to all principal ground floor rooms.

Living Room

A bright dual aspect reception room enjoying plenty of natural light from windows to the front and side aspects. Finished with laminate flooring and a radiator.

Kitchen

Fitted with a range of matching wall and base units complemented by work surfaces and tiled splashback incorporating a stainless steel sink unit. Space and plumbing for a gas cooker, dishwasher, washing machine, tumble dryer and fridge freezer. Tiled flooring with added side aspect window and access through to the rear extension and downstairs shower room.

Downstairs Shower Room

Fitted with a walk in shower enclosure, low level WC, wash hand basin with vanity storage, heated towel rail and complementary wall tiling.

Reception Room / Bedroom 4

A versatile extended room currently utilised as a fourth bedroom but equally suited as a second reception room, home office or playroom. Rear aspect window, laminate flooring, radiator, inset spotlights and door leading directly to the rear garden.

First Floor

Landing

Access to loft space and doors leading to all first floor accommodation, airing cupboard and carpeted.

Bedroom One

A generous double bedroom overlooking the rear garden with laminate flooring and radiator.

Bedroom Two

Front aspect bedroom with laminate flooring, radiator and large built in storage cupboard.

Bedroom Three

A well proportioned third bedroom with front aspect window, laminate flooring and built in overstairs storage cupboard.

Bathroom

Comprising a panel enclosed bath and wash hand basin, serving the first floor accommodation with frosted window to rear aspect and heated towel rail.

Separate WC

Fitted with a low level WC, providing additional convenience for family living and frosted window to rear aspect.

Rear Garden

A private enclosed rear garden, predominantly laid to patio with fenced boundaries and secure gated access, creating an excellent outdoor entertaining space.

Front Garden

An enclosed front garden mainly laid to lawn with pathway leading to the front entrance and independent gated access.

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.