



Floor Plan

Approx. Gross Internal Floor Area 651 sq. ft / 60.47 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.

Poplars Close, Ellenbrook, Hatfield, Leasehold Guide Price £315,000



CHAIN FREE first floor maisonette in the highly sought after Ellenbrook area of Hatfield offering two bedrooms, a huge south facing corner plot garden, garage en bloc, two allocated parking spaces, 127 year lease and a fully boarded loft.

- Chain Free First Floor Maisonette
- Highly Sought After Ellenbrook Location
- Huge South Facing Corner Plot Garden
- Two Allocated Parking Spaces
- Garage En Bloc
- Extended 127 Year Lease
- Two Bedrooms
- Fully Boarded Loft Space
- Gas Central Heating To Radiators
- Double Glazing Throughout





Situated within the ever popular Ellenbrook development and offered to the market CHAIN FREE, this spacious and rarely available two bedroom first floor maisonette occupies an enviable corner position and benefits from an exceptional south facing garden that is considerably larger than average for the area.

The property is accessed via its own private ground floor entrance which leads to the first floor accommodation comprising a spacious living room opening into the kitchen, two well proportioned bedrooms and a family bathroom featuring both a separate bath and walk in shower.

Further benefits include gas central heating to radiators, double glazing throughout, a fully boarded loft providing excellent additional storage space and a recently extended lease with approximately 127 years remaining.

Externally, the property truly stands apart from similar homes with its substantial south facing corner plot garden, providing an excellent space for entertaining, relaxing or gardening. The property also benefits from two allocated parking spaces together with a garage en bloc.

Ground Floor

Large Corner Plot Garden

A truly outstanding feature of the property is the generous south facing corner plot garden which is rarely found with maisonettes in the area. Predominantly laid to lawn with a patio seating area and garden shed, the garden offers an ideal space for entertaining, children to play or keen gardeners to enjoy.

Parking And Garage En Bloc

The property benefits from two allocated parking spaces together with a garage en bloc providing additional parking, storage or workshop potential

Entrance Hall

Private front door leading into the entrance hall with window to side aspect providing natural light, radiator, useful understairs storage cupboard and ample space for coats and shoes. Stairs rise to the first floor accommodation.

First Floor

Landing

Carpeted landing providing access to all rooms and loft hatch with access to the fully boarded loft space, ideal for additional storage.

Living Room

A bright and spacious reception room featuring a large window to the front aspect allowing plenty of natural light, carpeted flooring, radiator and an open aspect leading through to the kitchen creating a sociable living environment.

Kitchen

Fitted with a range of units complemented by wood effect worktops and tiled splashbacks. Features include a Bosch oven, gas hob with extractor hood over, stainless steel sink unit, integrated washing machine and dishwasher, space for a fridge freezer, radiator, wood laminate flooring and a window to the front aspect.

Bedroom One

Generous double bedroom with carpeted flooring, large built in wardrobe, radiator and window overlooking the rear garden.

Bedroom Two

Well proportioned second bedroom with carpeted flooring, fitted wardrobes including a cupboard housing the boiler, radiator and window to the rear aspect.

Bathroom

A spacious family bathroom fitted with a separate bath and walk in shower cubicle, wash hand basin, low level WC, heated towel rail, carpeted flooring and frosted window to the side aspect.

Further Details

The property is Leasehold
Council Tax Band - Unknown

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.