

**Ground Floor**  
Approximate Floor Area  
390 sq. ft  
(36.23 sq. m)

**First Floor**  
Approximate Floor Area  
390 sq. ft  
(36.23 sq. m)

**Approx. Gross Internal Floor Area 780 sq. ft / 72.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

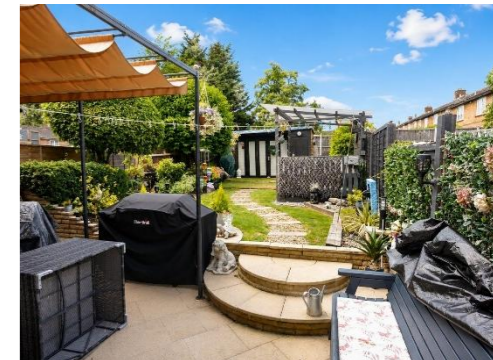
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight 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.

## Garden Avenue, Hatfield Freehold Offers in Excess of £375,000



Chain free and recently renovated three bedroom terraced home offering exceptional potential for extension (STPP). Featuring open plan living, an outbuilding with electric and plumbing, hot tub, jacuzzi bath and generous front and rear gardens in a popular Hatfield location.

- Chain Free
- Recently Renovated Throughout
- Huge Potential To Extend (STPP)
- Three Bedroom Terraced Home
- Open Plan Entrance Hall And Kitchen
- New Boiler And Radiators Installed Approximately Three Years Ago
- Outbuilding With Electric And Plumbing Connected
- Hot Tub With Integrated Speakers Included
- Luxury Jacuzzi Corner Bath
- Front And Rear Gardens





## Ground Floor

### Front Garden

Front garden providing attractive approach to the property.

### Entrance Hall/Kitchen

Open plan entrance hall and kitchen with stairs rising to the first floor. Dual aspect with an impressive floor to ceiling window to the front aspect and further window and stable door leading to the rear garden. White tiled flooring throughout, large radiator, two pantry storage cupboards and a cupboard housing the boiler installed approximately three years ago. Fitted with resin worktops, white tiled splashbacks, black and stainless steel sink, integrated dishwasher, oven, gas hob with extractor hood, washing machine and separate tumble dryer.

### Living Room

Spacious dual aspect reception room featuring wood laminate flooring, large radiator and attractive fireplace. Bi folding doors open directly onto the rear garden creating an excellent indoor outdoor entertaining space.

### Rear Garden

Private dual level rear garden incorporating patio and lawn areas with retractable awning over the seating area. Features include a hot tub with integrated speakers, outside tap, external power points, brick built barbecue area and useful outbuilding with both electric and plumbing connected alongside attached shed storage.

### Outbuilding

Versatile outbuilding benefiting from electric and plumbing connections offering potential for a home office, gym, hobby room or additional storage.

## First Floor

### Landing

Carpeted landing with access to airing cupboard, loft hatch and doors leading to all rooms. Loft currently unboarded.

### Bedroom One

Generous principal bedroom with two windows overlooking the front aspect, fitted carpet, radiator and useful over stairs storage cupboard.

### Bedroom Two

Good sized second bedroom with window to front aspect, fitted carpet and radiator.

### Bedroom Three

Well proportioned third bedroom overlooking the rear garden with fitted carpet, radiator and built in storage cupboard.

### Family Bathroom

Fully tiled family bathroom with contrasting black floor tiles and white wall tiling. Fitted with a large corner jacuzzi bath with shower attachment, vanity sink unit, WC, heated towel rail and frosted rear aspect window.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**