

Kestrel Green, Hatfield



Ground Floor
Approximate Floor Area
590 sq. ft
(54.81 sq. m)

First Floor
Approximate Floor Area
438 sq. ft
(40.69 sq. m)

Approx. Gross Internal Floor Area 1028 sq. ft / 95.50 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.

Kestrel Green, Hatfield, Freehold, Guide Price £375,000



CHAIN FREE spacious three bedroom terraced home in need of modernisation boasting a rear extension, generous dual aspect living/dining room, utility room, front and rear gardens, gas central heating, double glazing and a new boiler, making it an excellent family home or investment

- Chain Free
- Three Bedroom Terraced Home
- Spacious Dual Aspect Living/Dining Room
- Rear Extension
- Useful Utility Room
- Front And Rear Gardens
- New Boiler
- Gas Central Heating
- Double Glazing Throughout
- Excellent Family Home Or Investment Opportunity





CHAIN FREE well proportioned three bedroom terraced home on the popular Birds and Trees location of Hatfield, currently in need of modernisation but presents an excellent opportunity for first time buyers, growing families or investors alike. Benefiting from a rear extension, a versatile layout and generous living accommodation throughout. Upon entering the property, you are welcomed by an entrance porch which provides access into the spacious open plan living and dining room. Flooded with natural light thanks to its dual aspect design, the reception room enjoys windows to both the front and side alongside large sliding patio doors opening onto the rear garden. This impressive living space offers ample room for both seating and dining furniture, making it ideal for everyday family life as well as entertaining. The kitchen is fitted with a range of worktops complemented by tiled splashbacks and incorporates a stainless steel sink, gas hob, fan oven with integrated extractor hood and the properties recently installed boiler. A door provides convenient access to the front garden, while an additional door leads through to the useful utility room. The utility room offers further worktop space, additional storage cupboards and a second stainless steel sink, creating an excellent practical area for laundry and household storage. A glazed door opens directly onto the rear garden. Outside, the enclosed rear garden has been thoughtfully landscaped and features a patio seating area leading onto a gravelled section with mature planted borders and a garden shed, providing an attractive outdoor space requiring minimal maintenance. A front garden completes the external accommodation. To the first floor, the landing provides loft access, a useful storage cupboard and access to all bedrooms and the family bathroom. Two generous double bedrooms are complemented by a well sized third bedroom, with built in storage available throughout much of the first floor. The family bathroom is fully tiled and fitted with a bath incorporating a shower attachment, wash hand basin, WC and heated towel rail. Further benefits include gas central heating, double glazing, a recently installed boiler and the advantage of being sold chain free.

Ground Floor

Entrance Porch

Double glazed entrance porch with internal door leading into the main living accommodation.

Open Plan Living/Dining Room

A spacious dual aspect open plan reception room featuring windows to the front and side aspects together with large sliding patio doors opening onto the rear garden. Carpeted flooring, two gas radiators, stairs rising to the first floor and ample space for both lounge and dining furniture. Door leading into the kitchen.

Kitchen

Fitted with wood effect worktops, tiled splashbacks, stainless steel sink, gas hob, fan oven with integrated extractor hood and a recently installed boiler. Lino flooring, gas radiator, front aspect window, door providing access to the front garden and internal door to the utility room.

Utility Room

A practical addition to the property offering further worktop space, a second stainless steel sink, large storage cupboards, lino flooring, rear aspect window and glazed door leading into the rear garden.

First Floor Landing

Carpeted landing with loft access, built in storage cupboard and doors leading to all first floor accommodation.

Bedroom One

A generous double bedroom overlooking the rear garden with carpeted flooring, gas radiator, built in wardrobes and an additional storage cupboard above the stairs.

Bedroom Two

A further double bedroom with carpeted flooring, rear aspect window, gas radiator and useful storage cupboard above the stairs.

Bedroom Three

A well proportioned single bedroom with lino flooring, front aspect window, gas radiator and two built in storage cupboards.

Family Bathroom

Fully tiled bathroom fitted with a panel enclosed bath with shower attachment, wash hand basin, WC and heated towel rail. Lino flooring and two frosted front aspect windows provide excellent natural light while maintaining privacy.

Front Garden

An enclosed front garden providing an attractive approach to the property with direct access into the kitchen.

Rear Garden

A low maintenance landscaped rear garden featuring a paved patio seating area, gravelled section, mature planted borders and a garden shed, ideal for relaxing or entertaining outdoors.

Further Details

The property is Freehold
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.