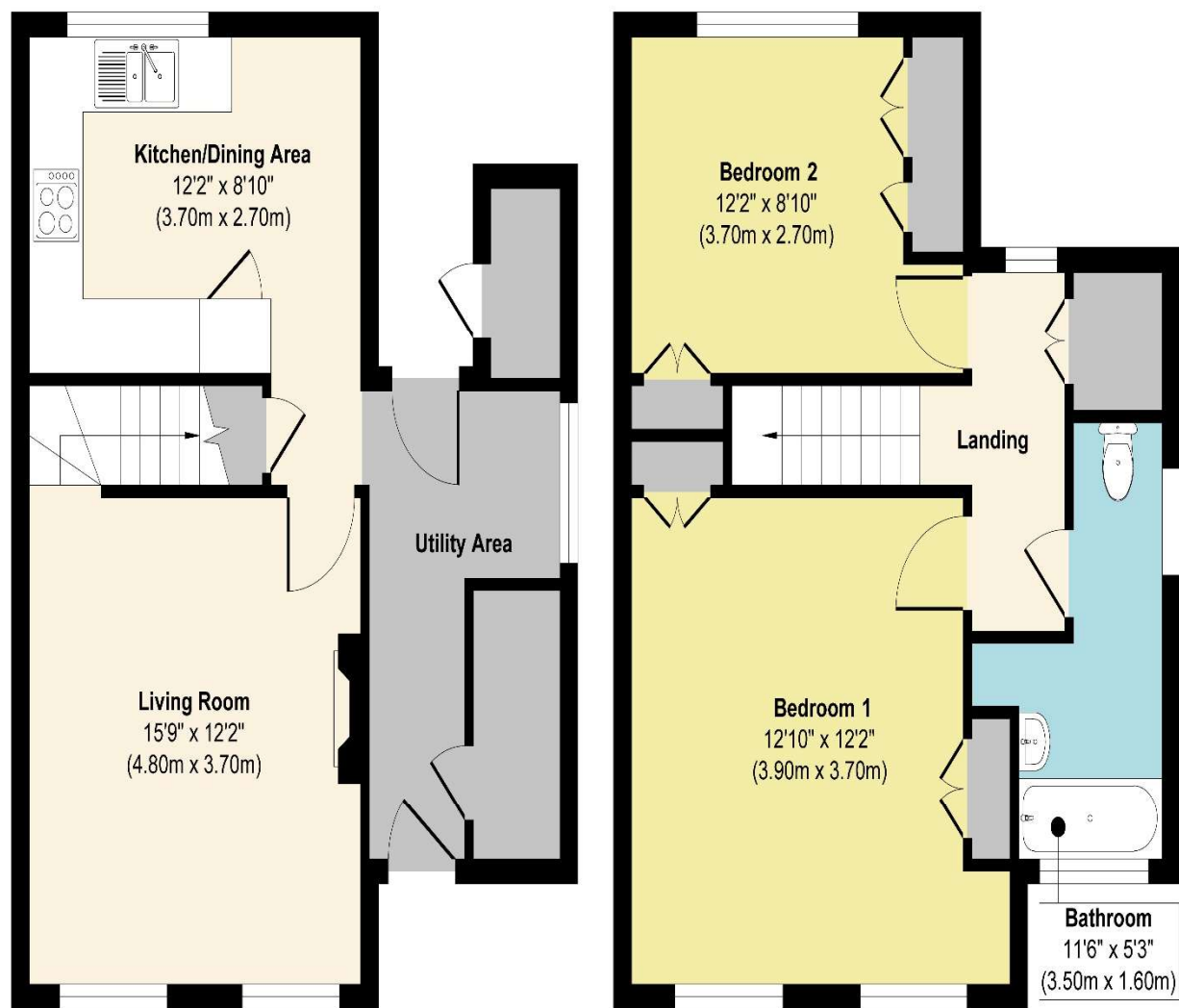


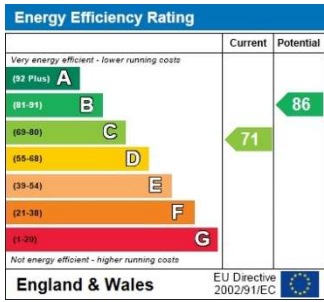
Briars Wood, Hatfield



Ground Floor
Approximate Floor Area
406 sq. ft
(37.72 sq. m)

First Floor
Approximate Floor Area
421 sq. ft
(39.12 sq. m)

Approx. Gross Internal Floor Area 827 sq. ft / 76.84 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 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

Briars Wood, Hatfield, Freehold Guide Price £330,000



Two bedroom end of terrace home on Briars Wood, offered with a complete onward chain. Featuring potential to extend (STPP), potential for a driveway, useful utility space, rear garden, gas central heating and double glazing, all close to Hatfield town centre.

- Two Bedroom End Of Terrace
- Complete Onward Chain
- Potential To Extend STPP
- Potential For Driveway STPP
- Close To Hatfield Town Centre
- Useful Utility Space
- Gas Central Heating
- Double Glazing
- Rear Garden With Pond
- Useful Storage Throughout



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



A Two Bedroom End Of Terrace Home Offering Huge Potential For Extension And Potential For A Private Driveway (STPP), Complete Onward Chain And A Good Sized Rear Garden, Ideally Situated Close To Hatfield Town Centre, providing an excellent opportunity for buyers looking for a home with scope to improve, modernise and potentially extend, STPP. The property is offered with a complete onward chain and benefits from gas central heating and double glazing. There is also potential to create a private driveway to the front of the property, STPP, adding further appeal and practicality. The accommodation begins with an entrance and utility hall, providing access to the living room, kitchen/diner and rear garden. The utility area offers useful worktop space, washing machine and tumble dryer, together with an understairs storage cupboard and a particularly large storage cupboard housing the boiler. The kitchen/diner is fitted with tiled flooring, worktops and tiled splashbacks, with a stainless steel sink and a range of appliances including a dishwasher and integrated fridge/freezer. There is also a gas hob, fan oven and stainless steel extractor, together with a rear aspect window and gas radiator. The living room is a bright and comfortable reception room with laminate flooring, two windows overlooking the front aspect, an electric fireplace, gas radiator and stairs rising to the first floor. Upstairs, the landing provides access to both bedrooms and the family bathroom, as well as loft access and additional storage. Bedroom one benefits from two built in wardrobes, while bedroom two also features a built in wardrobe. The family bathroom is fully tiled and comprises a WC, vanity sink unit and bath with shower attachment, alongside useful shelf storage and a heated towel rail. Externally, the rear garden offers a good combination of patio and lawn areas, with a pond and shed. To the front, the property offers potential to create off street parking in the form of a private driveway, subject to the relevant permissions and any applicable requirements. Situated on Briars Wood, the property is conveniently positioned close to Hatfield town centre and a range of local amenities, shops and services, making it a convenient location for everyday living. With its complete onward chain, excellent extension potential and opportunity to create off street parking, this property represents an exciting opportunity for buyers looking for a home they can adapt and improve to suit their requirements.

Ground Floor

Entrance/Utility Hall

A practical entrance and utility area with wood effect laminate flooring and gas radiator. Doors provide access to the living room, kitchen/diner and rear garden. The utility space includes countertops, washing machine and tumble dryer, with a frosted window overlooking the side aspect. There is also an understairs storage cupboard and a large storage cupboard housing the boiler.

Kitchen/Diner

Fitted with a range of kitchen units, chipboard countertops and tiled splashbacks, with tiled flooring. The kitchen includes a stainless steel sink, gas hob, fan oven, stainless steel extractor, dishwasher and integrated fridge/freezer. A window overlooks the rear garden, with a gas radiator completing the room.

Living Room

A well proportioned reception room with laminate flooring and two windows overlooking the front aspect, allowing plenty of natural light into the room. Further features include an electric fireplace, gas radiator and stairs rising to the first floor.

Garden

A pleasant rear garden with a patio area leading onto a lawn, together with a pond and garden shed. The garden provides a good outdoor space and further potential for development of the property STPP.

First Floor

Landing

The landing has laminate flooring and provides access to both bedrooms and the family bathroom. There is loft access, a useful storage cupboard and a window overlooking the rear aspect.

Bedroom One

A spacious main bedroom with laminate flooring, two windows overlooking the front aspect and a gas radiator. Two built in wardrobes provide excellent storage.

Bedroom Two

A well proportioned second bedroom with laminate flooring, rear facing window and gas radiator. The room also benefits from a built in wardrobe.

Bathroom

A fully tiled family bathroom comprising WC, vanity wash hand basin and bath with shower attachment. Further features include useful shelf storage, heated towel rail and a frosted window overlooking the side aspect.

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.