



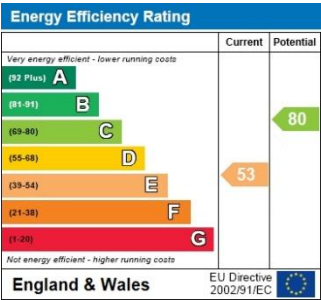
Broad Acres



Approx. Gross Internal Floor Area 1246 sq. ft / 115.89 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.

Broad Acres, Hatfield Freehold
Guide Price £550,000



Located within the highly sought after Hatfield Garden Village, this exceptional four-bedroom end of terrace home is arranged over three floors and features a stunning kitchen and bathroom, landscaped garden, insulated gym/outbuilding, EV charging and driveway parking.

- Four Bedroom End Of Terrace Family Home In Hatfield Garden Village
- Driveway Parking For Two Vehicles With EV Charging
- Accommodation Arranged Over Three Floors
- New Kitchen Installed In 2021
- Luxury Bathroom Refitted In 2023
- Landscaped Rear Garden Completed In 2024
- Fully Insulated Outbuilding Currently Used As A Gym
- CCTV, Security Alarm And Fire Alarm System
- New Composite Front Door Installed Only 6 Months Ago
- Converted Loft Bedroom With Extensive Eaves Storage



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Ground Floor

Entrance Hall

Welcoming entrance hall featuring new LVT flooring, two gas radiators, an under stairs storage cupboard, a large storage cupboard housing the washing machine and tumble dryer, and doors leading to the living room, kitchen and downstairs WC.

Downstairs WC

Fitted with new LVT flooring, a frosted side aspect window, vanity wash hand basin and a low- level WC.

Living Room

Spacious and well presented reception room featuring new LVT flooring, two gas radiators and an attractive original bay window overlooking the front aspect with fitted wooden shutters. Double doors provide direct access to the kitchen, creating an open and sociable living environment.

Kitchen/Dining Area

Beautifully fitted kitchen featuring wooden worktops, tiled splashbacks and a traditional butler sink with a boiling water tap. It features all new LVT flooring. Appliances include a large AEG gas hob with a stainless-steel extractor canopy, an integrated eye level AEG oven, an integrated AEG microwave and an integrated dishwasher. Additional features include a breakfast bar, rear aspect window, gas radiator and double glazed doors opening directly onto the landscaped rear garden.

Rear Garden

Beautifully landscaped rear garden incorporating a patio area, lawn and pathway, providing an excellent outdoor entertaining space. The garden also benefits from side access leading to the shared driveway.

Outbuilding

Fully insulated outbuilding currently utilised as a gym. The space benefits from air conditioning, its own distribution board and an Ethernet connection, creating an ideal home office, gym, studio or hobby room.

First Floor

Landing

Carpeted landing with a side aspect window, gas radiator, airing cupboard housing the boiler, doors leading to all first-floor rooms and stairs rising to the loft conversion.

Bedroom One

Generous principal bedroom featuring carpeting, fitted wardrobes, gas radiator and an attractive bay window overlooking the front aspect with fitted wooden shutters.

Bedroom Two

Double bedroom with carpeting, gas radiator and a rear aspect window complete with fitted wooden shutters.

Bedroom Three

Single bedroom currently utilised as a box room, featuring carpeting, a gas radiator and a front aspect window with fitted wooden shutters.

Full Bathroom

Beautifully appointed family bathroom finished with half tiled walls, a frosted rear aspect window, freestanding bath, large corner shower with rainfall showerhead, floating vanity unit, heated towel rail and WC with integrated bidet.

Second Floor

Bedroom Four

Impressive loft converted bedroom occupying the entire second floor. Features include carpeting, a rear dormer window with fitted shutters, two front facing Velux windows, two gas radiators, fitted wardrobes and extensive eaves storage.

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.