Batterdale, Old Hatfield

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Batterdale, Hatfield



Ground Floor
Approximate Floor Area
453 sq. ft
(42.00 sq. m)

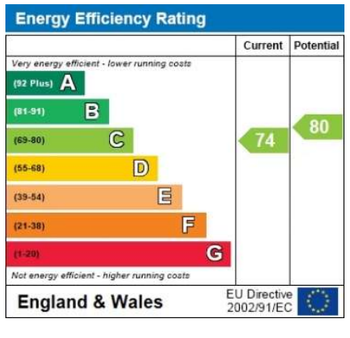
First Floor
Approximate Floor Area
453 sq. ft
(42.00 sq. m)

Second Floor
Approximate Floor Area
480 sq. ft
(45.00 sq. m)

Approx. Gross Internal Floor Area 1386 sq. ft / 129.00 sq. m (Including Garage)

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.

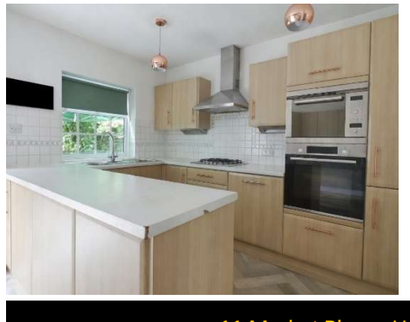
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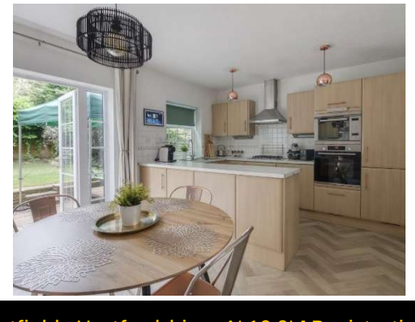
Batterdale, Old Hatfield Freehold
Guide Price £499,950



Spacious four bedroom townhouse in historic Old Hatfield, only a short walk from Hatfield Station with direct links to London. Offering driveway parking, integral garage, open plan kitchen/diner, spacious lounge, four bedrooms (one en suite) and private rear garden. Ideal for families and investors.

- Historic And Highly Sought After Old Hatfield Location
- Five Minute Walk To Hatfield Station
- Four Well Proportioned Bedrooms
- Principal Bedroom With En Suite Shower Room
- Spacious Open Plan Kitchen / Diner
- Driveway And Integral Garage
- Private Rear Garden With Patio Area
- Double Glazed Windows Throughout
- Close to Hatfield Town Centre Hatfield House
- Excellent Family Or Investment Opportunity







Batterdale, Old Hatfield

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Batterdale, Old Hatfield

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Entrance Hall
Wood laminate flooring, two double glazed opaque windows to the front, radiator, stairs to the first floor, under stairs storage, door to the garage, door to the ground floor WC and door to the open plan kitchen/diner.

Ground Floor WC
Tiled floor, wall mounted sink with mixer tap and splash back, low level flush WC and extractor fan.

Open Plan Kitchen / Diner
Kitchen Area
The kitchen area features wood laminate flooring, base and eye level units, roll edge work tops, integrated dishwasher, wall mounted fan oven and microwave, gas hob with extractor hood over, tiled splash backs and stainless steel sink with drainer, rinsing bowl and mixer taps. There is a double glazed window to the rear.

Dining Area
The dining area has wood laminate flooring, a door opening directly to the rear garden and the boiler cupboard.

First Floor Landing
Carpeted stairs and landing with radiator. Open walkway to the lounge, door to bedroom one and stairs to the second floor.

Lounge
Carpeted flooring, two radiators, two double glazed windows to the rear and an electric fireplace.

Bedroom One
Carpeted, radiator, two double glazed windows to the front and two integrated wardrobes. Door to the en suite shower room.

En Suite Shower Room
Tiled floor, fully tiled walls, tiled shower cubicle, heated towel rail, low level flush WC, wall mounted vanity sink with mixer tap and extractor fan.

Second Floor Landing
Carpeted stairs and landing with doors to bedrooms two, three and four, the family bathroom, airing cupboard and loft access.

Bedroom Two
Carpeted, radiator, two double glazed windows to the front and integrated wardrobe.

Bedroom Three
Carpeted, radiator, double glazed window to the rear and fitted wardrobe.

Bedroom Four
Carpeted, radiator, double glazed window to the rear and fitted wardrobe.

Family Bathroom
Tiled floor, part tiled walls, panel bath with rain shower, pedestal sink with mixer tap, low level flush WC, heated towel rail and extractor fan.

Garden
A private rear garden with a patio seating area, artificial grass lawn and tall trees providing natural screening and privacy.

Outside Front
The property benefits from a driveway providing parking for one car together with an integral garage.

Further Details
The property is Freehold
Council Tax Band - Band E

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.