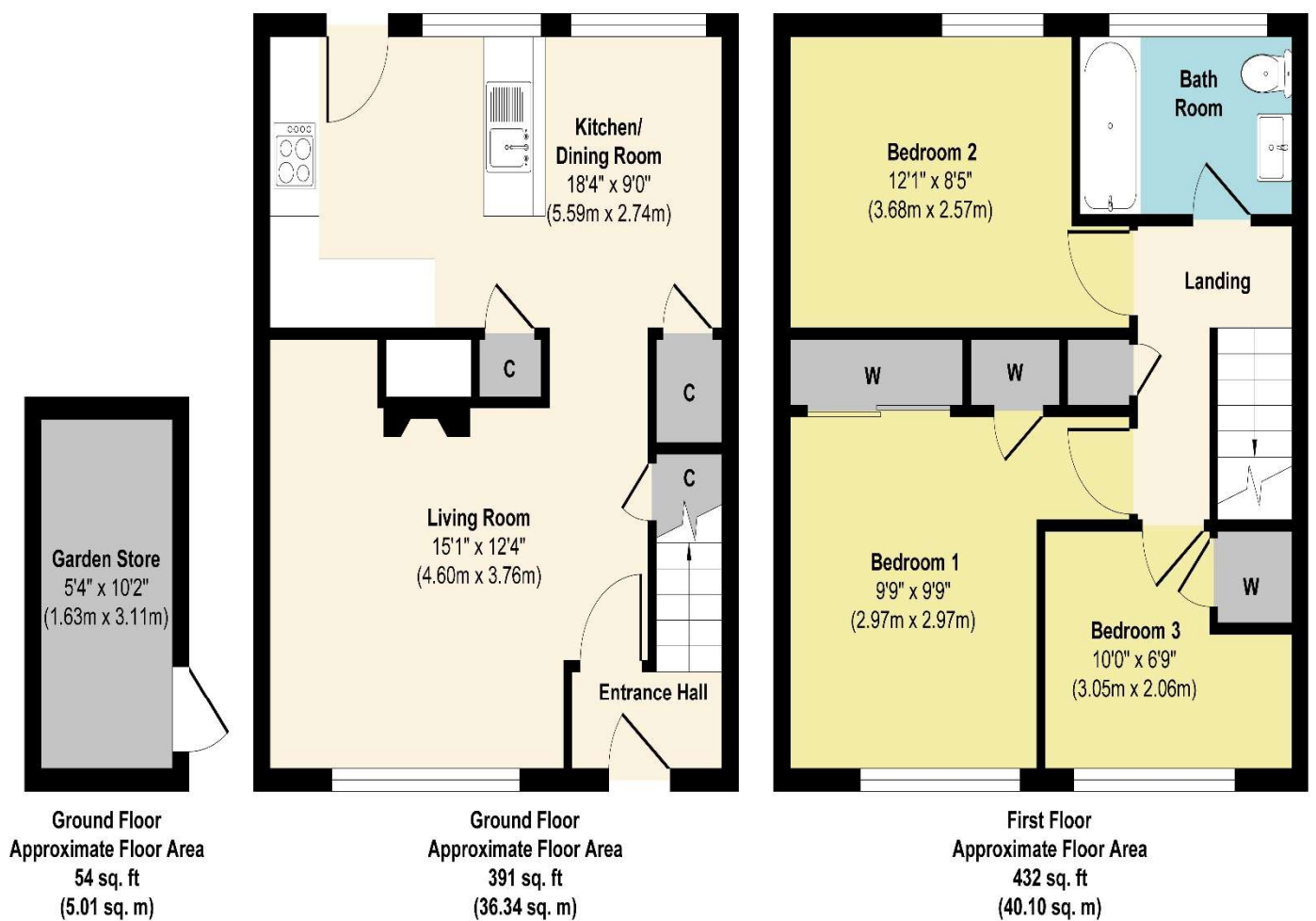


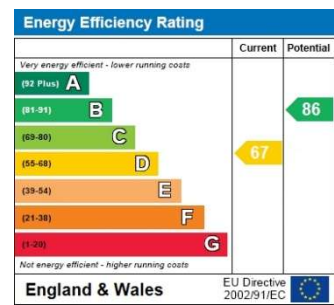
The Pastures, Hatfield

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Approx. Gross Internal Floor Area 877 sq. ft / 81.45 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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The Pastures, Hatfield, Freehold Offers in Excess of £375,000



A Well Presented Three Bedroom Terraced House Ideally Located On The Pastures, Hatfield, Within Easy Reach Of The Town Centre. Featuring A Modern Kitchen/Breakfast Room, Open Plan Living/Dining Space, Landscaped South East Facing Garden, Underfloor Heating And Useful Storage Throughout.

- Three Bedroom Terraced House
- Convenient Hatfield Location
- Modern Fitted Kitchen With Breakfast Bar
- South East Facing Landscaped Rear Garden
- Side Access And Brick Built Shed
- Electric Underfloor Heating To Kitchen And Bathroom
- Gas Central Heating And Double Glazing Throughout
- New Roof Felting In 2023 With 25 Year Guarantee
- Open Plan Living/Dining Accommodation
- Within Easy Reach Of Town Centre



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

The Pastures, Hatfield



The Pastures, Hatfield

A Well Presented Three Bedroom Terraced House Ideally Situated On The Pastures In Hatfield, Conveniently Located Within Easy Reach Of Hatfield Town Centre And A Range Of Local Amenities, Shops, Schools And Transport Links. The property offers well proportioned accommodation arranged over two floors and benefits from a modern fitted kitchen with breakfast bar, open plan living/dining room, gas central heating and double glazing throughout. Further benefits include electric underfloor heating to both the kitchen and bathroom, providing additional comfort. The ground floor opens with an entrance porch leading directly into the spacious open plan living/dining area. The living space features solid wood flooring, a front aspect window, useful understairs storage and a gas radiator, with the room continuing through to the kitchen/dining area. The modern kitchen is fitted with wood effect worktops and laminate splashbacks, together with a gas hob, extractor fan and oven, sink, integrated dishwasher and fridge freezer, plus space for a washing machine. Two rear aspect windows and a glazed door provide plenty of natural light and direct access to the rear garden. Two large pantry style cupboards provide excellent additional storage. To the first floor, the landing provides access to all three bedrooms and the family bathroom. The principal bedroom benefits from full height built in wardrobes, a large storage cupboard and loft access, whilst bedrooms three also offers built in or useful storage. The family bathroom is fully tiled and fitted with a bath with shower attachment and rainhead, vanity wash hand basin, WC and heated towel rail, with a frosted rear aspect window and electric underfloor heating. Externally, the property enjoys a landscaped south east facing rear garden arranged over multiple levels, incorporating paved areas, landscaped lawn, a fish pond with powered filtration, outside tap and a brick built shed. Side access provides additional practicality. To the front is a private garden area. The property also benefits from new roof felting completed in 2023, with the works carrying a 25 year guarantee. An excellent opportunity for buyers looking for a well positioned three bedroom home with a modern kitchen, generous living accommodation and an attractive landscaped garden, all within convenient reach of Hatfield town centre.

Ground Floor

Entrance Hall

A welcoming entrance porch with wood laminate flooring, stairs rising to the first floor and a door leading through into the open plan living accommodation.

Living Room

A bright and versatile living space featuring solid wood flooring, front aspect window, gas radiator and useful understairs storage. The room is open plan to the kitchen/dining area, creating a sociable space ideal for both everyday living and entertaining.

Kitchen/Dining Room

A modern open plan kitchen and dining area fitted with wood effect countertops, laminate splashbacks, gas hob with extractor fan and fan oven. Further appliances include a sink, integrated dishwasher and fridge freezer, together with space for a washing machine. Two large pantry style cupboards provide excellent storage. Two windows overlook the rear garden, whilst a glazed door provides direct access outside.

Rear Garden

A landscaped south east facing rear garden arranged over multiple levels, incorporating paved areas and landscaped lawn. The garden benefits from a brick built shed, outside tap, pond with filtration and side access, providing an attractive and practical outdoor space.

First Floor

Landing

Carpeted first floor landing with doors leading to all three bedrooms and the family bathroom, together with loft access from the principal bedroom.

Bedroom One

A well proportioned principal bedroom with carpeted flooring, front aspect window, gas radiator, full height built in wardrobes and a large additional storage cupboard. Loft access is also provided.

Bedroom Two

A comfortable second bedroom with carpeted flooring, gas radiator, rear aspect window.

Bedroom Three

A versatile third bedroom with carpeted flooring, gas radiator, front aspect window and useful over stairs storage cupboard.

Family Bathroom

A fully tiled family bathroom comprising bath with shower attachment and rainhead, WC and vanity wash hand basin. Further features include a heated towel rail, frosted rear aspect window and electric underfloor heating.

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.