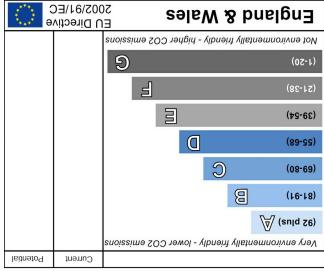


Environmental Impact (CO2) Rating



Plus store, approx. 9.1 sq. metres (98.0 sq. feet) Main area: Approx. 105.5 sq. metres (1135.5 sq. feet)

Store m8e.f x mfð.4 ("ð'ð x "S'ðf)

Lean Lean

DininD מססא ה-5.2 x m81.5 ("5.8 x '71)

(feet) Series approx, 52.7 sq. metres (567.6 sq. feet) Plus store, approx, 9.1 sq. metres (96.0 sq. feet)

Ground Floor

Plan produced using PlanUp. Not to scale, for identification purposes only. Plan produced for Daniels Estate Agents

f moorbeg xsm ("ð'f†) m0∂.5 ("ð'f†) m74.6 x

Bathroom

Bedroom 3 3.30m × 2.48m (10'10" × 8'2")

6uipue7

Bedroom 4 2.07m × 1.97m ("8" × 6"6")

/Apnis

(feet, 52.8 sq. metres (567.9 sq. feet) First Floor

Bedroom 2 5.26m x 2.60m (17'3" x 8'6")

32 London Road, St Albans, Herts, AL1 1NG sales@daniels.uk.net | lettings@daniels.uk.net yww.daniels.uk.net 192988 72710

(¹1)

Kitchen Entrance 3.03m × 2.14m Hall (9'11" × 7')

OID



Mulberry Mead | Hatfield | AL10 9EH









Entrance Hall

A part glazed UPVC front door. Stairs leading to first floor. Coved ceiling. Radiator. Wood effect flooring. Opening onto:-

Kitchen

Double glazed window to front. A range of well fitted wall and base mounted units with roll top work surface. Stainless steel sink unit with mixer tap and tiled splash backs. Integrated electric oven with gas hob and extractor fan over. Integrated fridge/freezer and dish washer. Plumbing for washing machine. Coved ceiling. Down lighters. Tiled flooring.

Cloak Room

Double glazed window to side. Pedestal wash hand basin. WC. Coved ceiling. Down lighters. Particles walls. Wood effect flooring. Radiator.

Living Room

A good size living room with double glazed sliding patio doors to rear. Coved ceiling. Radiators . Gas feature fire place.

Dining Room

Double glazed patio doors and window to rear with additional double glazed window to front. Coved ceiling. Radiator. Wood effect flooring.

Landing

Coved ceiling. Access to part boarded loft via drop down ladder. Doors to:-

Master Bedroom

Double glazed windows to front. Radiator. Down lighters. A wall of fitted wardrobes with mirror front sliding doors. Door to:-

En-Suite

Double glazed window to front. Shower cubicle with Mira electric shower. Pedestal wash hand basin. WC. Heated towel rail. Down lighters. Part tiled walls and flooring. Shaver point.

Bedroom Two

A good size double bedroom with double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Study/Bedroom Four

Double glazed window to rear. Radiator.

Family Bathroom

A modern bathroom suite comprising :- panelled bath with mixer tap, glazed shower screen and Mira electric shower pedestal wash hand basin. WC. Particles walls and tiled flooring. Down lighters. Extractor fan. Shaver point

Shed/Workshop

A useful storage area with doors to front and rear. Power and light. Work bench.

Garden

A well maintained south/west facing garden mainly laid to lawn wine ell stoked borders. A large decked patio and fence to all boundaries. External lighting. Water tall

Front & Parking

A block paved drive with parking for three vehicles. Plated flower beds. Water tap and external lighting.

