

Drovers Way, Hatfield

Guide Price £210.000-£215.000

Recently refurbished by the present owner to a lovely standard, this spacious ground floor flat is within walking distance of the train station and local shops and town centre, and green space, lakes and parkland are also within easy reach.

This delightful home is credit to the sellers end briefly comprises of a communal entrance hall, private entrance hall with security entry phone system, a living room with a door to the gardens, a lovely refitted kitchen with integrated appliances, good size double bedroom and a refitted shower room. The flat has uPVC double glazing and gas radiator central heating via a modern combination boiler, the electrics have also been update.

Outside there is a southerly facing well maintained communal garden directly to the rear, beyond this is a green. Early internal viewing strongly advised.





Communal Entrance hall

Part glazed entrance door to front with security entryphone system, private entrance door to:

Private Entrance Hall

Security entry phone system, large walk in storage cupboard, radiator, wood flooring, further storage cupboard housing water softener system, doors to:

Living Room

15'7 x 11'7"

uPVC double glazed window and door leading to the gardens, radiator, wood flooring, door to:

Refitted Kitchen

9'6 x 7'10

Refitted with a range of wall and base units, complimentary real wood work surfaces, enamel sink and drainer with mixer tap and complimentary tiled splash backs, "Neff" gas hob with concealed extractor over, built in "Neff" oven, integrated dishwasher and washing machine, space for fridge/freezer, wood flooring, double glazed window to front.

Double Bedroom

13'5 x 10'1

uPVC double glazed window to rear, radiator, wood flooring.

Refitted Shower Room

Refitted suite comprising of a large shower cubicle with glazed screen, rainfall and handheld showers, wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, extractor fan.



Southerly Facing Communal Garden

Southerly facing and mainly lawn, fencing to boundaries with gate leading to a green behind, a stone and a paved patio area.



Ground Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



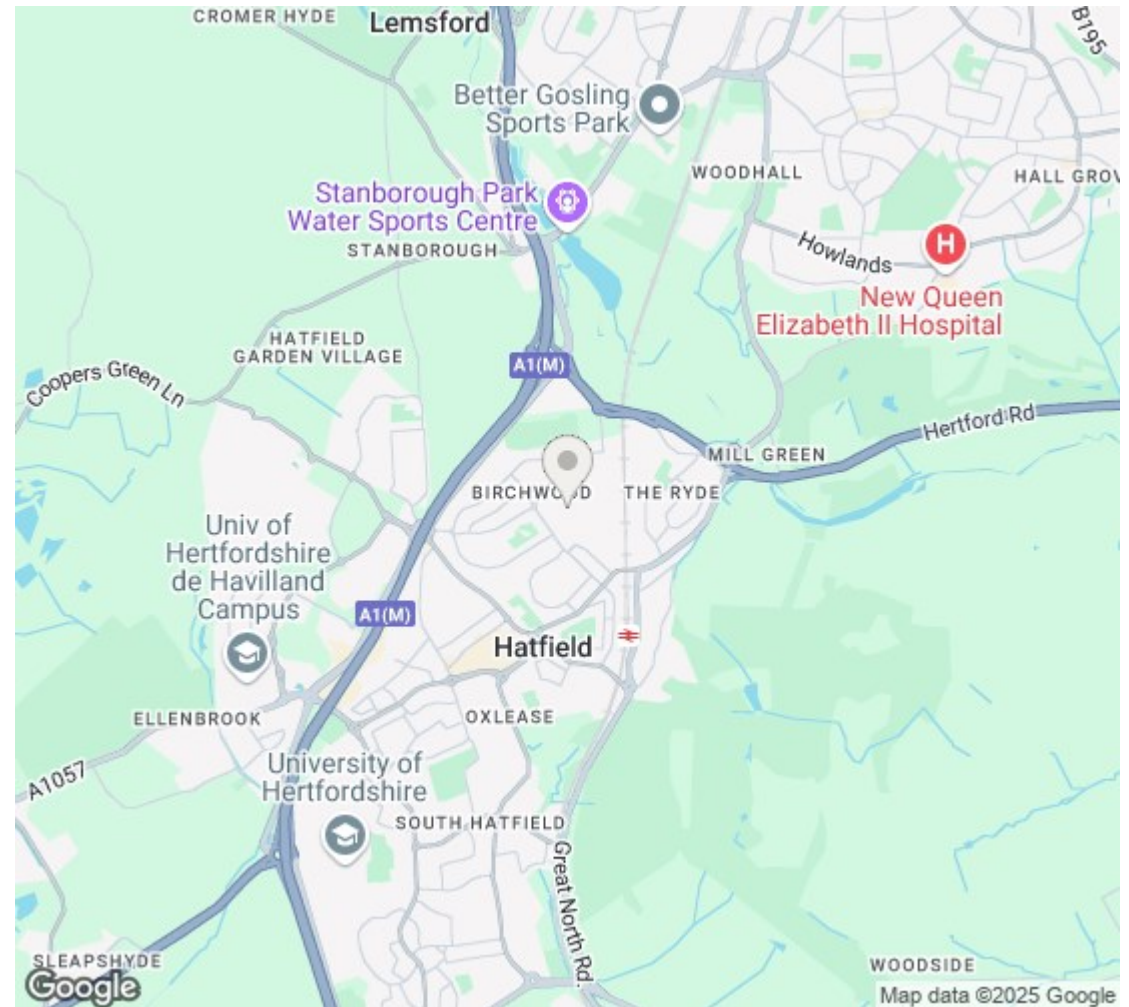
Total area: approx. 47.3 sq. metres (508.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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