



De Havilland Close, Hatfield, AL10 0DS

£425,000



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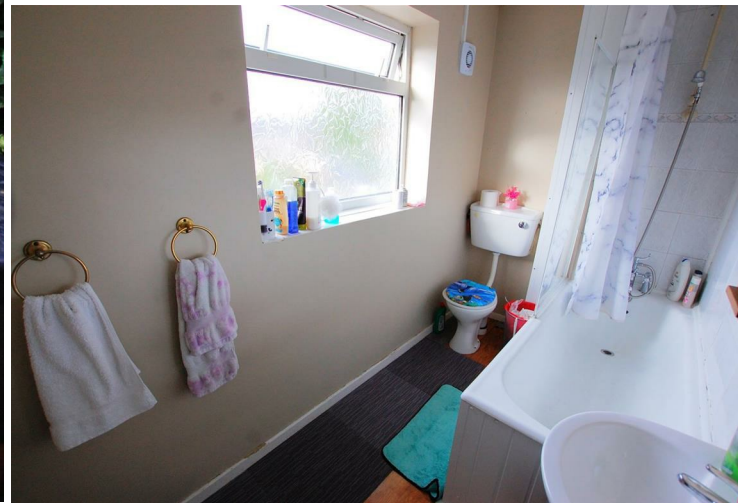
## De Havilland Close, Hatfield

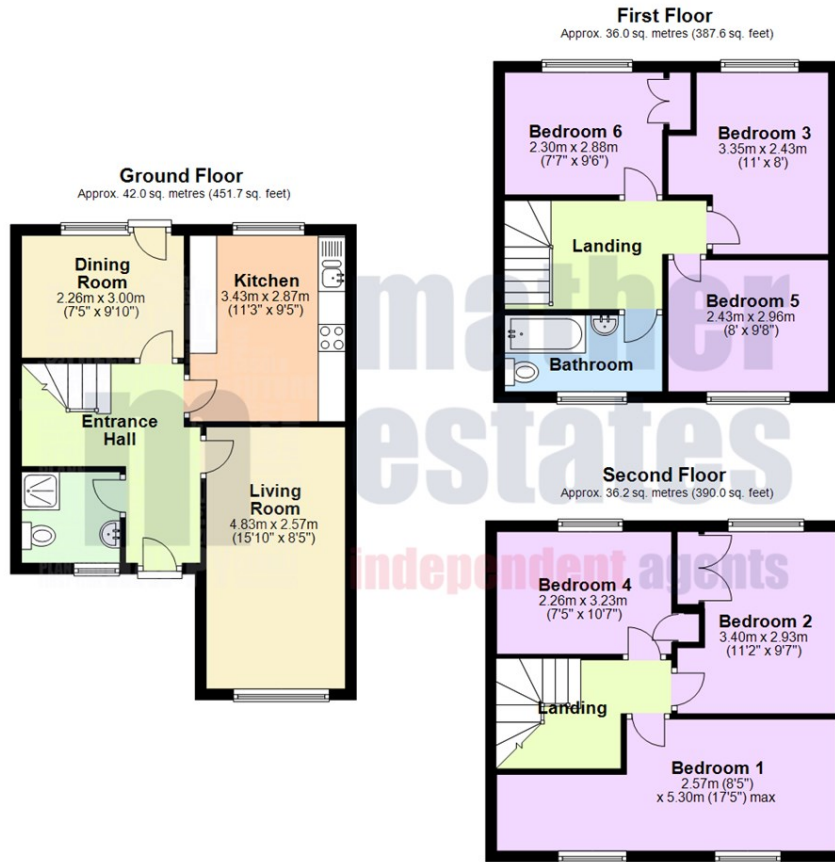
Currently let is this six bedroom townhouse with an HMO licence and a potential rental income of around £2400pcm or could be purchased to live. The property is within a mile of the University Campuses, town centre and train station, the Galleria shopping and leisure centre is only a short walk also with many bars, restaurants, cinema and shops.

The spacious accommodation briefly comprises of entrance hall, a ground floor shower room/wc, a living room and dining room and refitted kitchen make up the ground floor, the first floor offer three bedrooms and a bathroom/wc, to the second floor there are three further bedrooms. The house is double glazed and has gas radiator central heating. Outside there is a private garden to the rear, the front provides a private driveway for two/three vehicles.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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



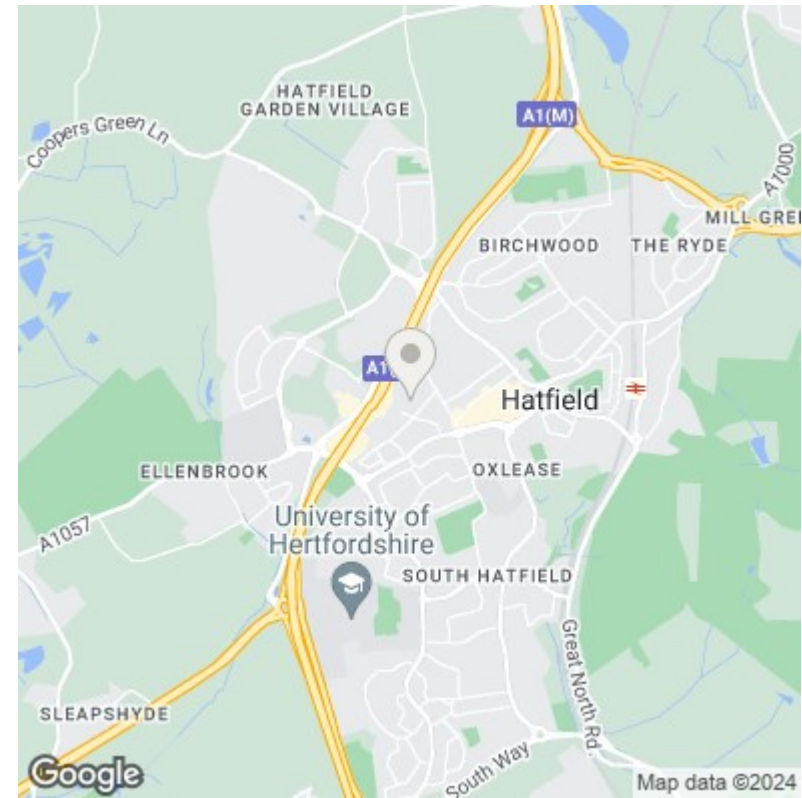




Total area: approx. 114.2 sq. metres (1229.4 sq. feet)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	86

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

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27 Market Place, Hatfield, Hertfordshire, AL10 0LJ  
01707 270777 | hatfield@matherestates.com