

Heathcote Avenue, Hatfield, AL10 0RL

Guide Price £500,000

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## Heathcote Avenue, Hatfield

Guide Price £500,000 - £515,000 Located in the ever popular "Birchwood" area within walking distance to local shops, schools, train station and town centre, is this bay fronted three bedroom extended family home which briefly comprises of entrance hall, lounge, sitting room, conservatory/garden room, open plan kitchen/dining room, utility room, ground floor wc. The first floor comprises of three bedrooms and a refitted bathroom, The property is double glazed and has gas radiator central heating with a modern boiler. Outside there is a good sized, well established westerly garden to the rear with a detached garage accessed by a service road to the rear. The front provides a good size driveway for around four vehicles and has a gate to the side leading to the rear garden.

### 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





**Entrance Hall**

Double glazed entrance door and window to front, radiator, stairs to first floor with storage cupboard under, doors to:

**Lounge**

Double glazed bay window to front, feature fireplace, radiator.

**Sitting Room**

Feature fireplace, radiator, opening to:

**Conservatory/Garden Room**

Timber construction, power and light, door to garden.

**Open Plan Kitchen/dining Room**

Fitted with a range of wall and base units, glass fronted display units, complimentary work surfaces and tiled splash backs, one and a half bowl sink/drainers with mixer tap, breakfast bar, plumbing for dishwasher, space for American style fridge/freezer, space for range cooker with chimney style extractor hood over, double glazed window to rear, door to utility room, patio doors to conservatory/garden room.

**Utility Room**

Fitted with a range of wall and base units with complimentary work surfaces and tiled splash back, plumbing for washing machine, wall mounted gas fire boiler, double glazed door to side, door to:

**Downstairs WC**

Fully tiled room, wc, pedestal wash hand basin with mixer tap and tiled splash back, frosted window to side.

**First Floor Landing**

Double glazed window to side, access to loft, storage cupboard, doors to:

**Bedroom One**

Double glazed bay window to front, radiator, two built in double wardrobes.

**Bedroom Two**

Double glazed window to rear, radiator, built in wardrobes.

**Bedroom Three**

Double glazed window to front, radiator, airing cupboard

**Refitted Bathroom**

Fully tiled and refitted with a corner bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush wc, radiator, double glazed windows to rear and side.

**Front Garden/Driveway**

Providing off street parking for around four vehicles, gate to side leading to the rear garden

**Westerly Facing Rear Garden**

Decked patio to the immediate rear extending to a lawn, mature flower and shrub beds, mature bushes, evergreens and fruit trees, further decked patio, access to detached double garage, gate to side leading to the front, gate to rear.

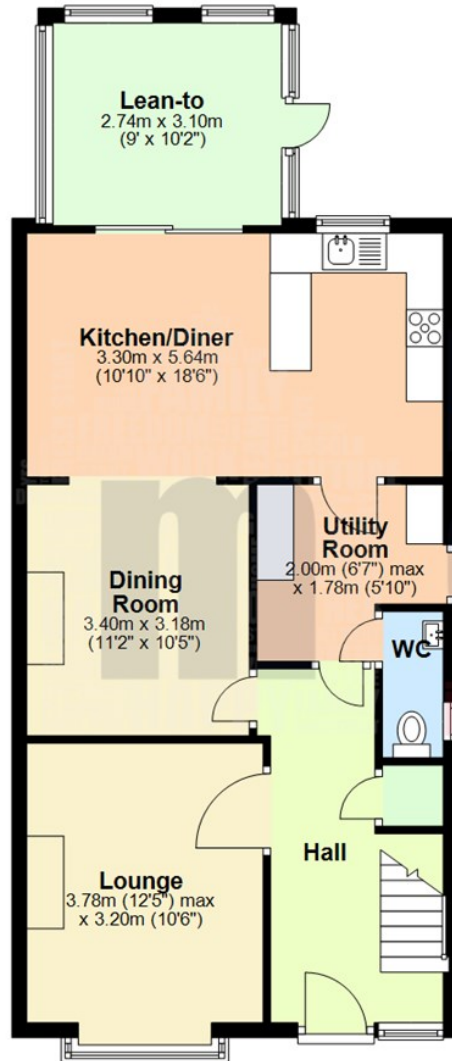
**Detached Double Garage**

Up and over door, power and light, personal door to rear.



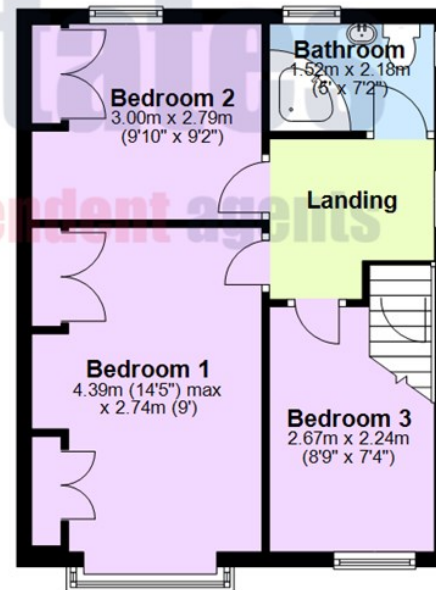
### Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)

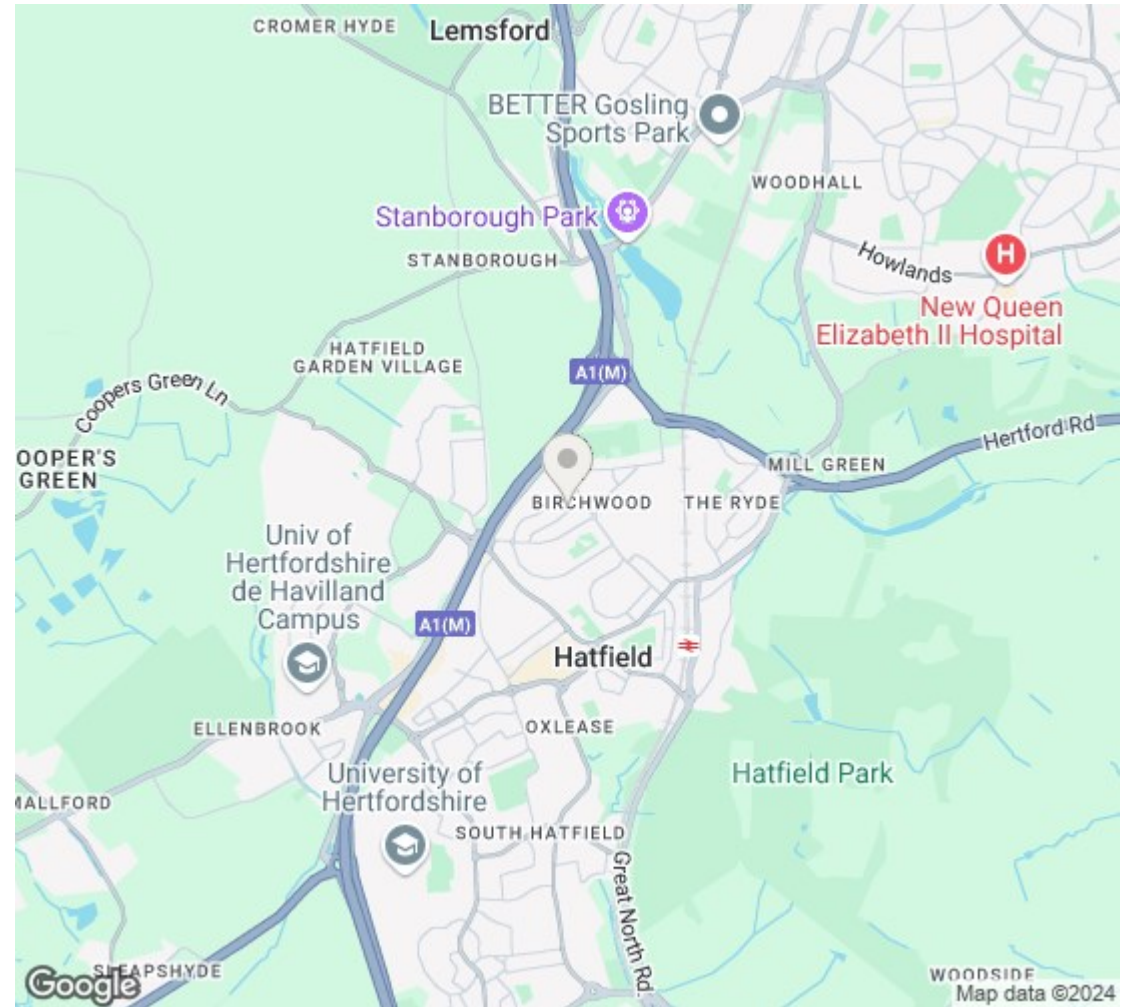


Total area: approx. 110.0 sq. metres (1183.5 sq. feet)

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.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>79</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>60</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (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>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |



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