



Great Braitch Lane, Hatfield, AL10 9BG

**Guide Price £500,000**



# Great Braitch Lane, Hatfield

Chain free three bedroom end of terrace character cottage situated in a delightful semi rural location with views over surrounding fields, yet conveniently within a short drive of major road links, train stations, Welwyn Garden City and Hatfield. The property requires some refurbishment and offers tremendous scope for extension/development.

The accommodation briefly comprises of entrance hall, lounge with feature fireplace opening to a dining room which also has a fireplace, refitted L-shaped dual aspect kitchen, refitted ground floor bathroom with roll top bath, three first floor bedrooms. The house is double glazed and has multi fuel heating.

Outside there are gardens to the front, side and rear providing great potential, there is private parking for a few vehicles and a detached garage.

- 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





**Lounge/Dining Room**

24'6" x 11'11"  
Window to side, window to front, window to rear, two fireplaces, open plan, door to:

**Entrance Hall**

Double glazed window to side, Parquet flooring, stairs to first floor with recess under, radiator, door to:

**Walk In Larder**

4'10" x 3'10"  
Window to rear.

**Dining Room**

Double glazed window to rear, arched recess with built in cupboards, Parquet flooring, door to lobby and kitchen, opening to:

**Bathroom**

Window to rear.

**Lounge**

Dual aspect room with double glazed windows to front and side, Parquet flooring, feature fireplace with multi fuel burner supplying hot water and central heating, opening to:

Window to side, door to:

**Refitted Dual Aspect kitchen/breakfast Room**

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset enamel one and a half bowl sink/drainers with mixer tap, built in stainless steel "Hotpoint" hob with chimney style "Hotpoint" extractor hood over, "Hotpoint" stainless steel oven, integrated fridge, freezer and washing machine, integrated "Bosch" dishwasher, tiled floor, chrome effect heated towel rail, recessed spotlights, double glazed windows to front and side, double glazed "French" door to side leading to the rear garden..

**Hall**

Window to side, door to:

**Lobby**

Double glazed window to side, recessed spotlight, wood effect door, doors to:

**Dual Aspect Kitchen/Breakfast Room**

14'8" x 13'10"  
Window to side, window to front, stairs, patio door.

**Walk In Larder Cupboard**

Window to front, door to:

**Refitted Bathroom**

Refitted suite comprising of roll top bath with "Victorian" style mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush wc, paneled walls to dado height, recess with shaver light and storage over, recessed spotlights, extractor fan, wood effect flooring, double glazed window to rear.

**Master Bedroom**

12'2" x 11'11"  
Window to front, fireplace, door to:

**Bedroom One**

Double glazed window to front, radiator, feature fireplace, hot water cylinder with immersion heater, access to loft.

**Bedroom 2**

11'10" x 7'11"  
Window to rear, fireplace, door to:

**Bedroom Two**

Double glazed window to rear, radiator.

**Bedroom 3**

6'0" x 8'0"  
Window to side.

**Bedroom Three**

Double glazed window to side, radiator.

**Front & side Garden**

There are two garden areas to the front, a small area immediately in front of the house, and a further enclosed area opposite, they are both mainly lawn. There is a wall to the side with archway and gate leading to the rear garden.

**Rear Garden**

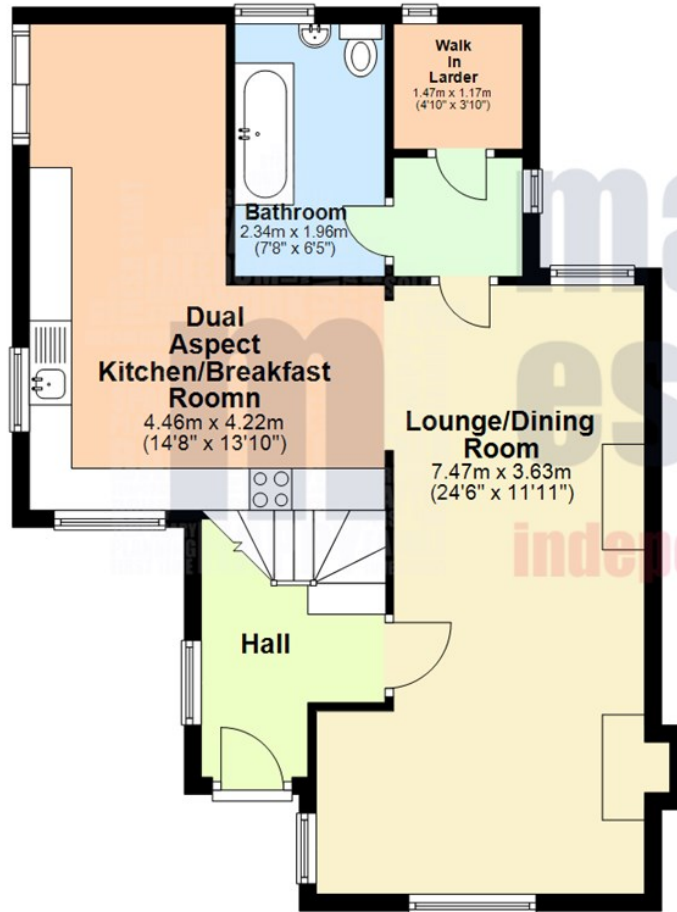
Mainly laid to lawn with shrubs and evergreens, patio area, timber shed.

**Detached Double Garage**

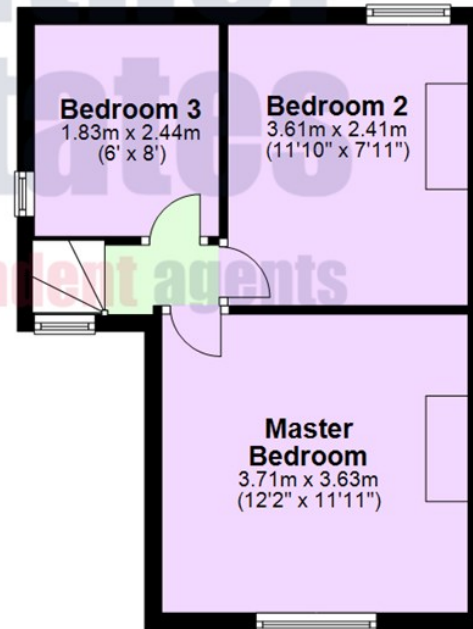
Double garage with two up and over doors to front, power and lights, personal door to rear.



### Ground Floor



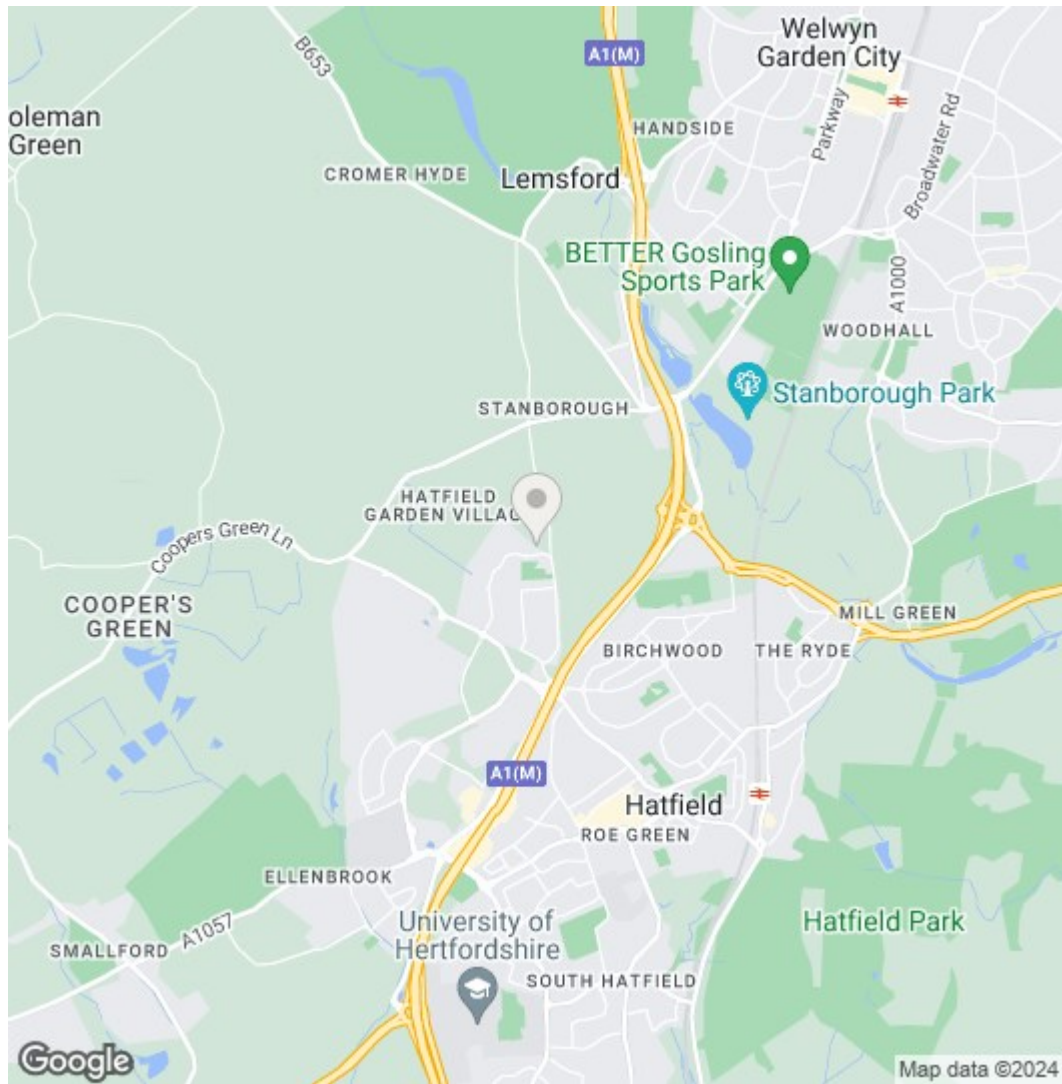
### First Floor



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			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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