



Maryland, Hatfield, AL10 8DY

Guide Price £300,000



Maryland, Hatfield

Guide Price £300.000-£310.000

Chain free three bedroom, three reception family home situated within walking distance of the town centre, train station and local schools and amenities.

This deceptively spacious home requires some updating and briefly comprises of entrance hall, lounge with door to conservatory and opening to a separate dining room, kitchen and side passage. The first floor comprises of a good size galleried landing, three bedrooms and a bathroom with and separate wc, The house is double glazed and has gas radiator central heating.

Outside there are well established gardens to the front and rear, with the rear backing onto a green. Keys held for viewing, please call 01707 270777

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

Part glazed entrance door to front, door to:

Dining Room

11'10" x 9'5"

Double glazed window to front, storage cupboard, radiator, stairs to first floor, central heating thermostat, opening to lounge, door to kitchen.

Kitchen

11'10" x 6'5"

Range of wall and base units, tiled work surfaces, inset stainless steel sink/drain, space for fridge, washing machine and cooker, door to side passage, double glazed window to front.

Lounge

15'3" x 11'5"

Double glazed window to rear, radiator, wall mounted fire with tiled surround and hearth, door to:

Conservatory

19'3" x 4'6"

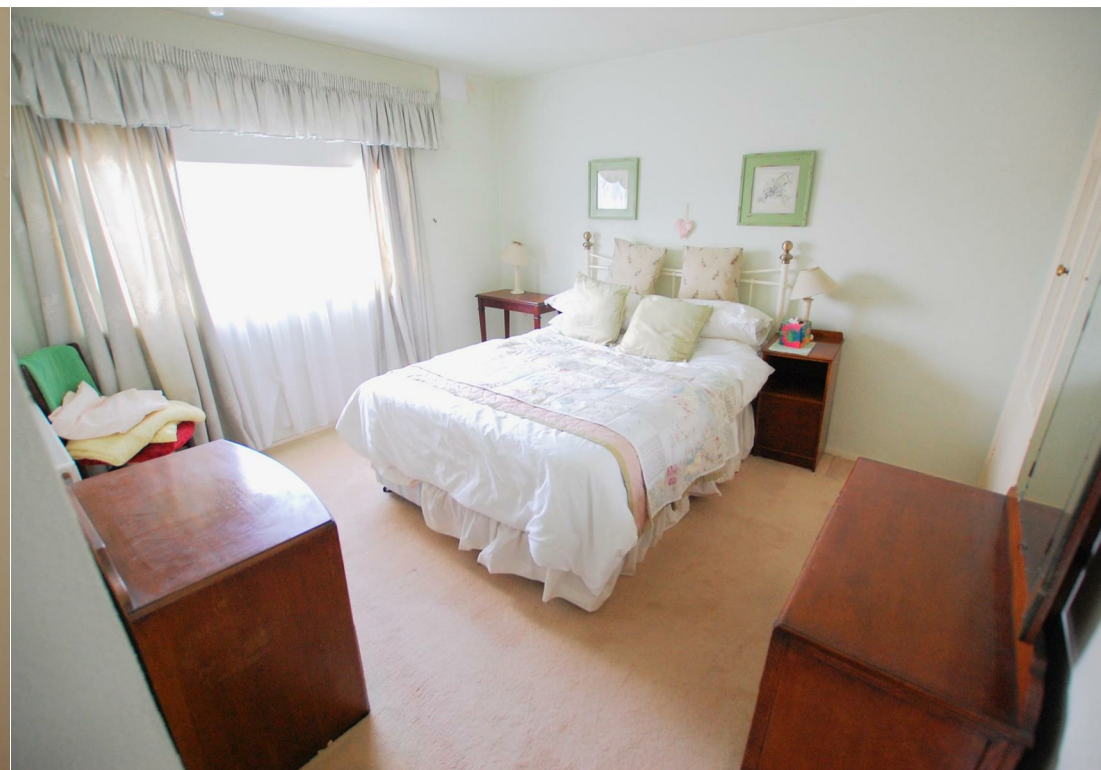
Windows to rear, French doors leading to the rear garden, radiator, wall light points, door to side passage.

Side passage

Door to front, kitchen and conservatory.

Galleried Landing

Airing cupboard housing hot water cylinder with immersion heater, central heating controls, access to loft, doors to:



Bedroom One

11'5" x 10'3"

Double glazed window to rear, radiator, built in double wardrobe.

Bedroom Two

9'6" x 10'9"

Double glazed window to front, radiator, built in double wardrobe, door to:

Bedroom Three

8'8" x 7'11"

Double glazed window to rear, radiator.

Bathroom

Suite comprising of bath with tiled surround, wash hand basin with tiled splash back, radiator, double glazed window to front.

Separate Wc

Wc, double glazed window to front.

Front Garden

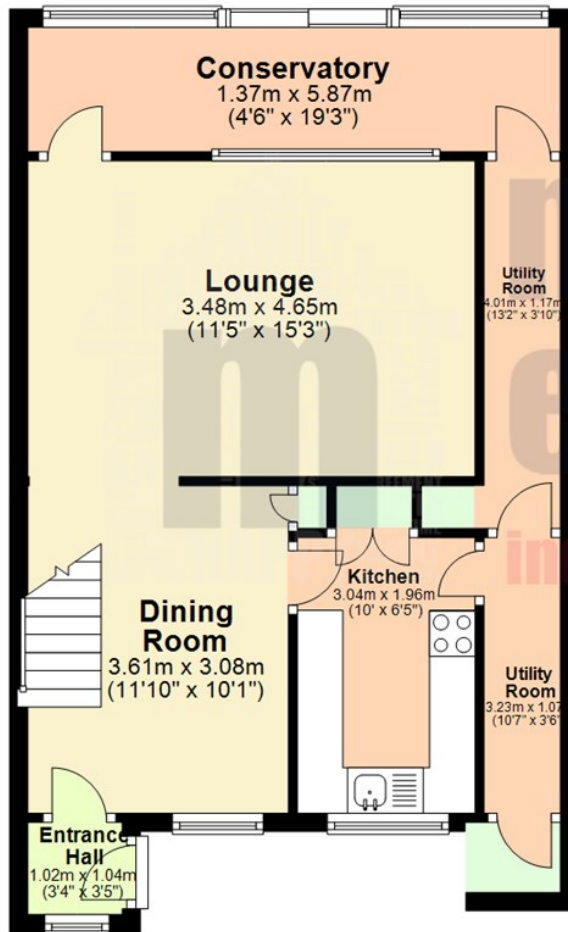
Lawn areas, flower and shrub beds, path to front.

Rear Garden

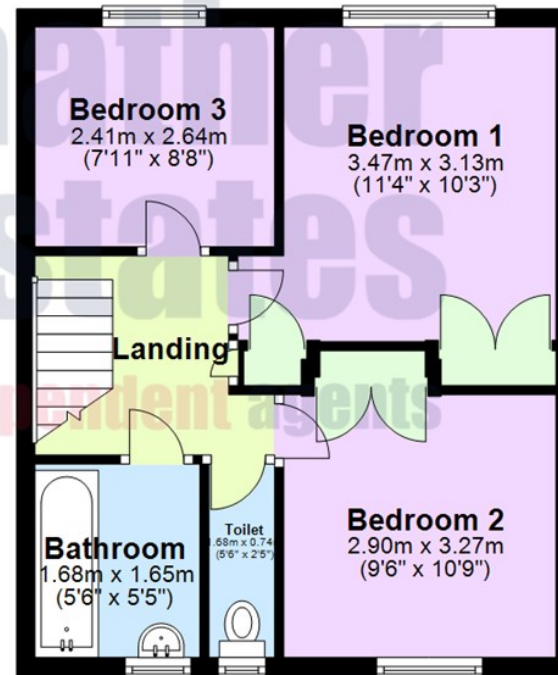
Patio to immediate rear extending to lawn, mature flowers, shrubs, bushes and evergreens.



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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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