



Fairfield Close, Hatfield, AL10 0TR

**Guide Price £375,000**



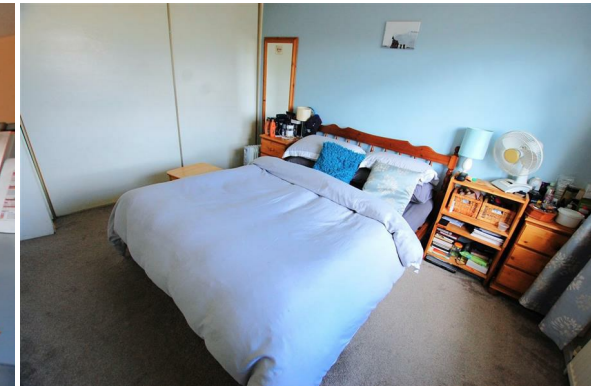


## Fairfield Close, Hatfield

Guide Price; £375.000-£385.000

Conveniently located in a cul de sac within the ever popular "Birchwood" area of town, within walking distance of the train station, local schools and shops.

This deceptively spacious family home briefly comprises of entrance hall, refitted ground floor wc, lounge, 17' kitchen/diner with doors to rear garden, three good size first floor bedrooms and a family bathroom. The house is double glazed and has gas radiator central heating. Outside there are private gardens to both the front and rear. Please call 01707 270777.







**Porch**

Light, storage cupboard, part glazed entrance door to:

**Entrance Hall**

Stairs to first floor with storage cupboard under, radiator, wood effect flooring, doors to:

**Refitted Ground Floor Wc**

Refitted suite comprising of dual flush wc, wash hand basin with mixer tap and tiled splash back, window to side.

**Lounge**

14'5 x 10'6

Double glazed window to front, radiator, door to:

**Kitchen/diner**

17' x 9'11

Fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset one and a half bowl sink/drainage with mixer tap, inset stainless steel gas hob, built in stainless steel double oven, space for fridge, freezer, washing machine and dishwasher, built in storage cupboard, wall mounted gas fired boiler, radiator, wood effect flooring, double glazing window and patio doors to rear.

**Gallery Landing**

Storage cupboards, radiator, doors to:

**Bedroom One**

14'1 max x 10'6

Double glazed window to rear, built in wardrobe with sliding doors, radiator.



**Bedroom Two**

12'3 x 10'6

Double glazed window to front, radiator.

**Bedroom Three**

8'10 x 7'

Double glazed window to front, radiator.

**Bathroom/wc**

Comprising of panel enclosed bath, pedestal wash hand basin and a dual flush wc, complimentary wall tiling, radiator, wood effect flooring, double glazed window to rear.

**Front Garden**

Path to front, lawn, flower and shrub bed, hedge to front.

**Rear Garden**

Full width patio to the immediate rear extending to a lawn and a graveled area, bushes, shrubs and evergreens, brick built shed with window, gate to rear providing access via a footpath.

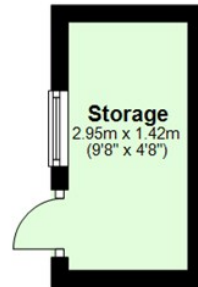
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before 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







## Ground Floor



## First Floor

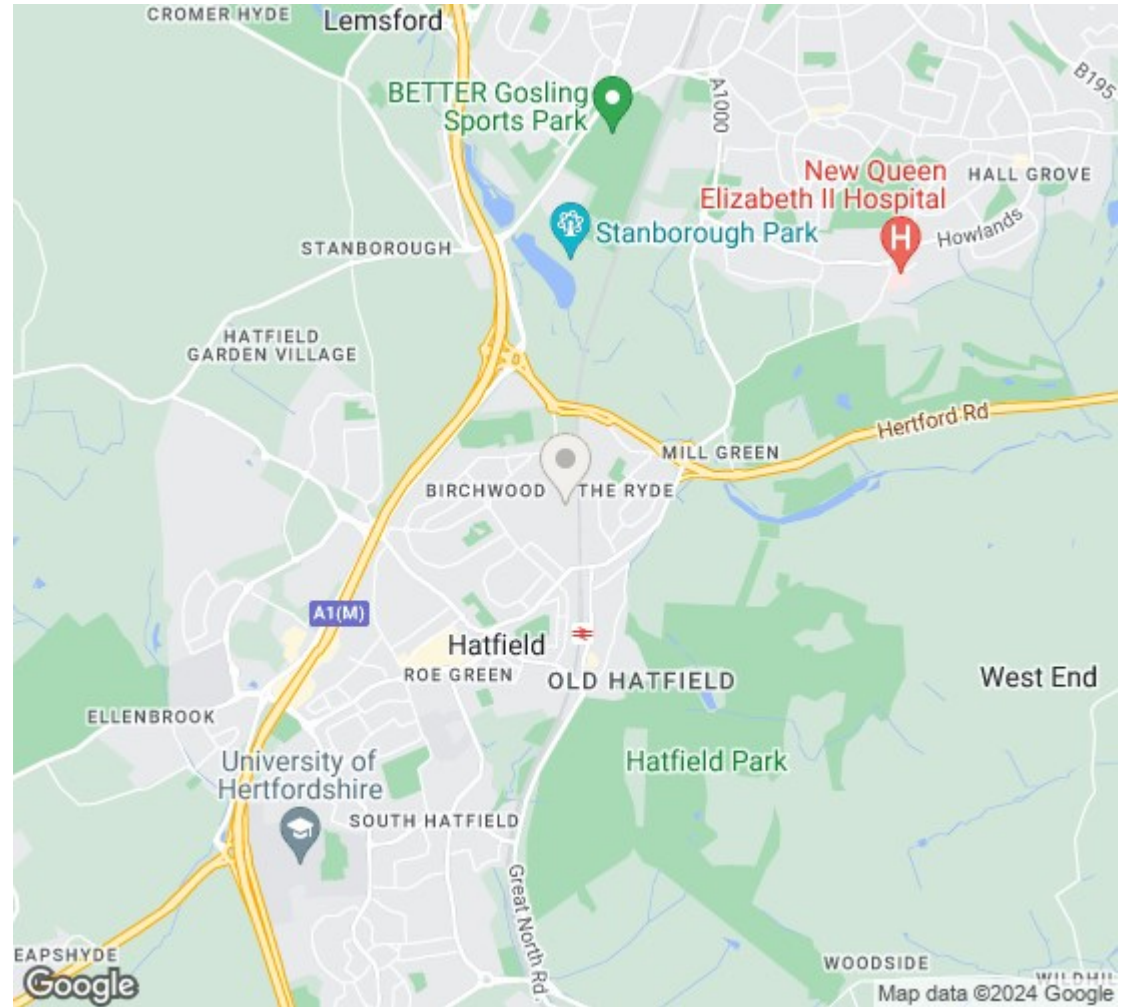


Total area: approx. 89.5 sq. metres (962.8 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>74</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 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>		
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