



Meadow Croft, Hatfield, AL10 0SG

£450,000



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Meadow Croft, Hatfield

Currently let for £2460 pcm is this spacious and conveniently located four bedroom link detached house with HMO status for 6 situated within a short walk of the town centre and train station, the Galleria shopping and leisure centre, University of Hertfordshire and Hatfield Business Park.

The property briefly comprises of; entrance hall, lounge/bedroom 5, separate dining room/bedroom 6, refitted kitchen with built in appliances, utility room, ground floor shower room/wc, four first floor bedrooms, four piece family bathroom, gas central heating and double glazed windows throughout. Outside there are gardens to front and rear gardens and a private driveway for two vehicles.



Entrance Hall

Double glazed entrance door, radiator, wood effect floor, double glazed window to side, stairs to first floor, opening to:

Lounge

15'4 x 12'4

Double glazed window to front, radiator, television/telephone point.

Dining Room

11'2 x 9'3

Double glazed double doors to rear garden, radiator.

Refitted Kitchen

11'2 x 7'9

Refitted with a range of wall and base units with complimentary work surfaces and tiled splash backs, inset stainless steel sink and drainer unit, space for oven with extractor fan over, plumbing for washing machine and dishwasher, tiled floor, double glazed window to rear, doors to dining room and utility room.

Communal Room

9'1 x 8'1

Double glazed window to front and door to front and rear, cupboard housing gas fired boiler, television point, tiled floor, door to;

Shower Room/wc

Fully tiled glazed shower cubicle, low level wc, pedestal wash hand basin, tiled floor, radiator, double glazed window to rear.

First Floor Landing

Access to loft, built in airing cupboard housing water cylinder, doors to;

Bedroom One

13'5 x 10'1

Double glazed window to front, storage cupboard, television point, radiator.

Bedroom Two

13'1 x 9'2

Double glazed window to rear, built in storage cupboard, radiator.

Bedroom Three

10'1 x 6'1

Double glazed window to front, built in over stairs storage cupboard, radiator.

Bedroom Four

9'5 x 8'8

Double glazed window to rear, radiator.

Four Piece Family Bathroom

Double glazed window to rear, panel enclosed bath with mixer tap and shower attachment over, corner shower cubicle, low level wc, pedestal wash hand basin with mixer tap, complimentary wall tiling, radiator.

Front Garden

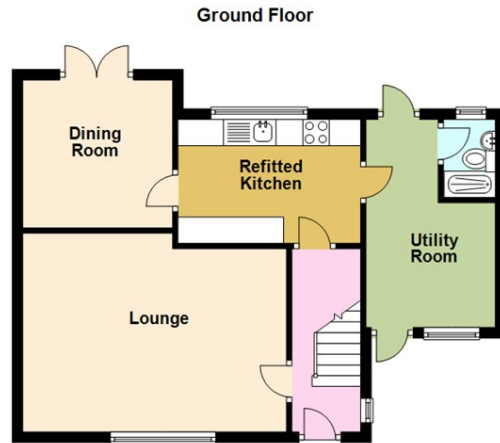
Path to front, mainly laid to lawn.

Private Driveway

Off road parking for two vehicles.

Rear Garden

Full width patio area to the immediate rear extending to lawn, flower and shrub beds, various evergreens, further patio to rear, feature pond with pagoda, timber Summer house, external tap and lights.



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) A			
(81-91) B			83
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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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.

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