



Cheviots, Hatfield, AL10 8JT

£375,000



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## Cheviots, Hatfield

Deceptively spacious three bedroom end of terrace family home situated on the south side of town, within a short walk of local shops and amenities, schools and providing great access to road links.

The property briefly comprises entrance hall, dual aspect lounge/diner with doors to the rear garden, a refitted kitchen with appliances, three bedrooms and a refitted four piece family bathroom. The house is double glazed and has gas radiator central heating.

Outside there are private gardens to the front and rear. chain free sale.





**Entrance Hall**  
 Double glazed entrance door to front, stairs to first floor, door to:

**Dual Aspect Lounge/dining Room**  
 Dual aspect room with double glazed window and French doors to rear garden and window to side, two radiators, feature fireplace, storage cupboard, arched display recess. door to:

**Refitted Kitchen**  
 Refitted with range of high gloss wall and base units, complimentary work surfaces, inset sink and drainer unit with mixer tap, built in stainless steel gas hob, oven under and extractor hood over, space for washing machine and fridge freezer, double glazed window to front.

**Landing**  
 Double glazed window to front, doors to:

**Bedroom One**  
 Double glazed window to rear, radiator.

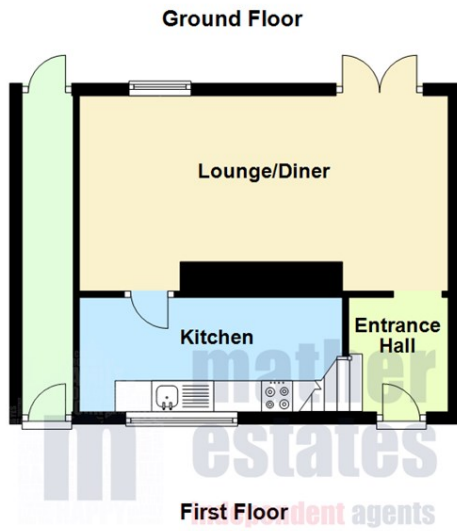
**Dual Aspect Bedroom Two**  
 Double glazed windows to side and rear, radiator, built in wardrobe.

**Bedroom Three**  
 Double glazed window to front, radiator.

**Refitted Four Piece Bathroom**  
 Refitted suite comprising of panel enclosed bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, glazed shower cubicle, complimentary wall tiling, two double glazed windows to front.

**Front Garden**  
 Paved, path to front door, picket fence to front.

**Rear Garden**  
 Good size garden with side passage access from front to back, patio area to immediate rear, lawn area, further patio area, brick built barbeque, storage shed.



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                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         | <b>78</b> |

| 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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



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.

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