



Tudor Close, Hatfield, AL10 9EJ

£225,000



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to start your family **mather**

Tudor Close, Hatfield

Guide Price £225.000-£235.000

Two bedroom ground floor maisonette situated in a cul de sac on the edge of the town with great access to road links and parkland.

The property benefits from its own private entrance and briefly comprises of entrance hall, 18' dual aspect lounge/diner, fitted kitchen with appliances, master bedroom with en suite dressing room, second bedroom with fitted wardrobes, refitted bathroom.

The property is double glazed and has electric heating. The communal gardens are well maintained and there is a private allocated parking. Chain free sale.

Please call us on 01707 270777





Entrance Hall

Double glazed entrance door, storage cupboard, doors to:

Lounge/diner

18'5 x 10'6

Dual aspect room with double glazed windows to front and side, elec heater, television point, door to:

Fitted Kitchen

8'2 x 7'8

Fitted range of wall and base units, complimentary work surfaces and splash back, inset stainless steel sink/drainer with mixer tap, space for fridge/freezer and washing machine, space for cooker with extractor over, double glazed window to side.

Master Bedroom

10'7 x 8'6

Double glazed window to side, electric heater, wood effect floor, archway to:

En-Suite Dressing Area

Wash hand basin with mixer tap, splash back and cupboard under, built in wardrobes with mirror fronted sliding doors.

Bedroom Two

11'7 x 5'11

Double glazed window to side, electric heater, wood effect floor, built in wardrobe.

Refitted Bathroom/wc

Refitted suite comprising of bath with shower over and glazed screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, airing cupboard housing hot and cold water tanks, extractor fan.

Parking

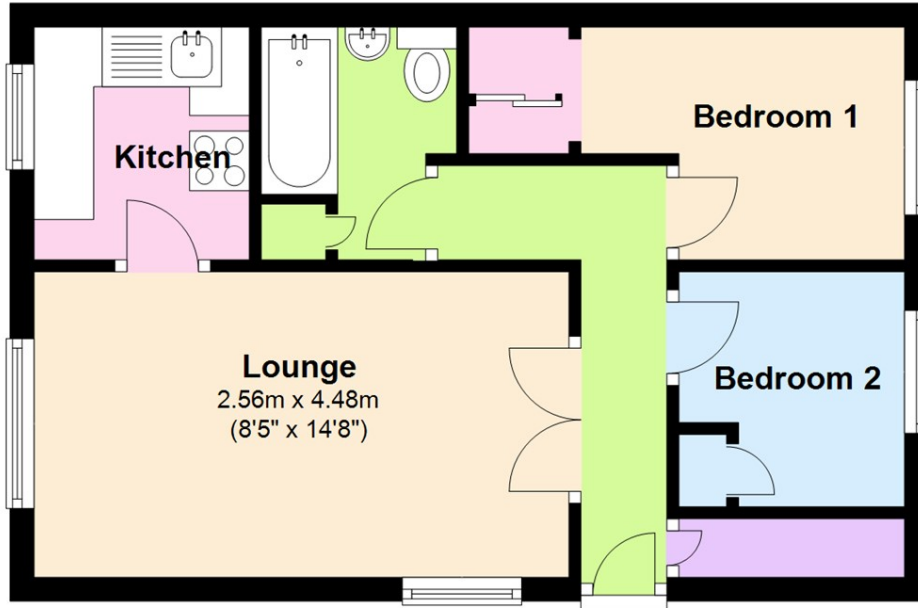
Private allocated space and visitor parking also available.

Communal Grounds

Mainly lawn, mature bushes, trees and evergreens.

Ground Floor

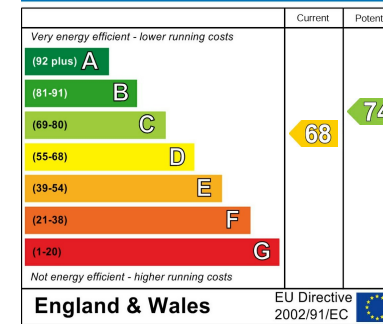
Approx. 33.6 sq. metres (361.4 sq. feet)



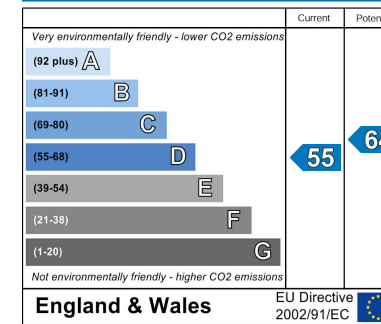
Total area: approx. 33.6 sq. metres (361.4 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com