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Aldykes, Hatfield, AL10 8EE

£425,000

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Aldykes, Hatfield

Extended three bedroom three reception room end terrace house with detached garden room conveniently situated within walking distance of the town, schools, University, business park & Galleria shopping centre. The house is currently let @ £2235 pcm and could be purchased as a buy to let or with vacant possession. The accommodation briefly comprises of lounge, dining/bedroom four, sitting room/bedroom 5, an extended refitted kitchen/breakfast room with appliances, a refitted ground floor shower room/wc. The first floor comprises of a galleried landing, three good size bedrooms and a refitted bathroom/wc. The house is double glazed and has gas radiator central heating. Outside there is a private garden to the rear with side access leading to a detached garden room which was formally a garage, this could be easily reinstated as a garage if required.







Lounge

12' x 11'5

Double glazed entrance door to front, radiator, stairs to first floor with recess under, storage cupboard, tiled floor, recessed spotlights, doors to;

Dining Room/bedroom Four

14'7 x 10'7

Double glazed window and door leading to the rear garden, radiator, wood effect flooring, recessed spotlights.

Sitting Room/bedroom 5

15'9 x 9'7

Double glazed window and door leading to the rear garden, radiator, wood effect flooring, recessed spotlights.

Refitted Kitchen/breakfast Room

18'3 x 9'

Refitted with a range of wall and base units, complimentary work surfaces with concealed lighting and tiled splash backs, inset one and a half bowl sink/drainers with mixer tap, integrated fridge/freezer and dishwasher, space for washing machine, built in stainless steel oven and hob with chimney style extractor hood over, tiled floor, radiator, recessed spotlights, double glazed window to front and door to side.

Refitted Shower Room

Fully tiled room with corner shower cubicle with sliding doors, wash hand basin with mixer tap, dual flush wc, radiator, extractor fan, double glazed window to front.

Galleried Landing

Access to loft, storage cupboard, doors to:

Bedroom One

13'4 x 12'11

Double glazed window to rear, radiator.

Bedroom Two

10'7 x 9'1

Double glazed window to front, radiator, built in wardrobe.

Bedroom Three

8'9 x 7'11

Double glazed window to rear, radiator.

Refitted Bathroom

Fully tiled room with refitted suite comprising of bath with mixer tap and shower over, glazed screen, pedestal wash hand basin with mixer tap, dual flush wc, radiator, extractor fan, double glazed window to front.

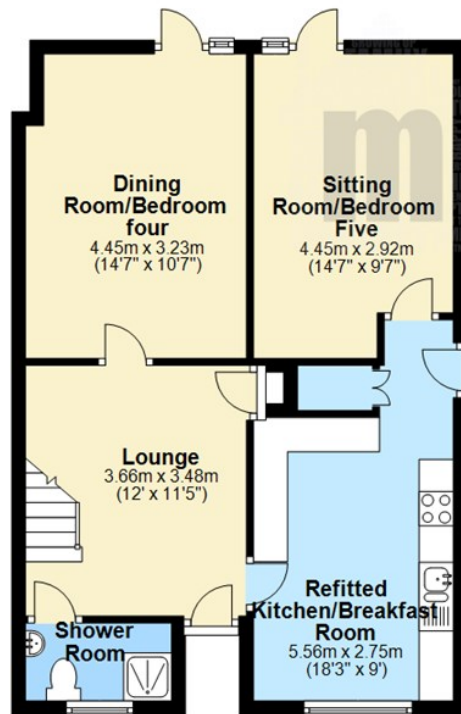
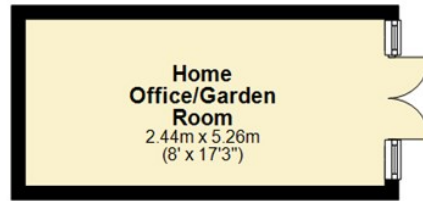
Home Office/Garden Room

Double glazed French doors to front with wing windows to side, power and light, electric heater

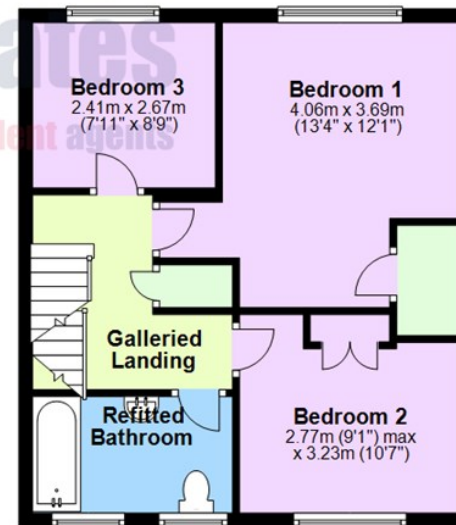
Rear Garden

Well maintained garden with lawn, flower and shrub beds, lighting, two access gates to side, detached home office/garden room which was formally a garage and could be converted back, lighting.

Ground Floor



First Floor



Total area: approx. 114.7 sq. metres (1234.5 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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