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estates

Poplars Close, Hatfield, AL10 9RX

Guide Price £280,000



Poplars Close, Ellenbrook

Guide Price £280.000-£290.000

Situated in the ever popular "Ellenbrook" area with views over playing fields is this recently modernised two double bedroom maisonette with its own garden, garage and long lease..

The property has been much improved by the present owners and briefly comprises of: ground floor entrance hall, stair to a first floor landing, 15' lounge/diner looking out toward playing fields, 12' refitted kitchen with integrated appliances, two double bedrooms and a refitted bathroom, uPVC double glazing and gas radiator central heating with a "Worcester Bosch" boiler.

Outside there is a private garden to the rear and a garage n-bloc with driveway to front at the end of the cul de sac.. Early viewing is strongly advised.





Ground Floor Entrance Hall

Storage cupboards, radiator, feature wall paneling, stairs to first floor landing.

First Floor Landing

Access to loft, shelved recess, uPVC double glazed window to side, door to:

Lounge/diner

15' x 12'

Double glazed window to front overlooking playing fields, upright radiator, wood effect flooring, feature wall paneling, door to:

Refitted Kitchen

12'1 x 8'10

Refitted with a range of high gloss wall and base units, complimentary work surfaces with up stands and complimentary tiled splash back, inset enamel sink/drain unit with mixer tap, inset gas hob with chimney style extractor over, built in high level oven, integrated dishwasher, space for fridge/freezer, washing machine and tumble dryer, radiator, wall mounted gas fired "Worcester Bosch" combination boiler, shelved recess, double glazed window to front overlooking playing fields,

Bedroom One

12'10 x 9'1

Double glazed window to rear, radiator, wood effect flooring.

Bedroom Two

11'9 x 8'9

Double glazed window to rear, radiator, wood effect flooring, feature wall paneling.



Refitted Bathroom

Refitted suite comprising of bath with mixer tap & shower, glazed screen, wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, double glazed window to side.

Private Rear Garden

Mainly laid to lawn, patio area with feature Pergola, flower and shrub beds, mature evergreens, fenced to boundaries.

Driveway & Garage

Situated approximately 150 yards away en-bloc, up and over door, private driveway to front.

Leasehold Information

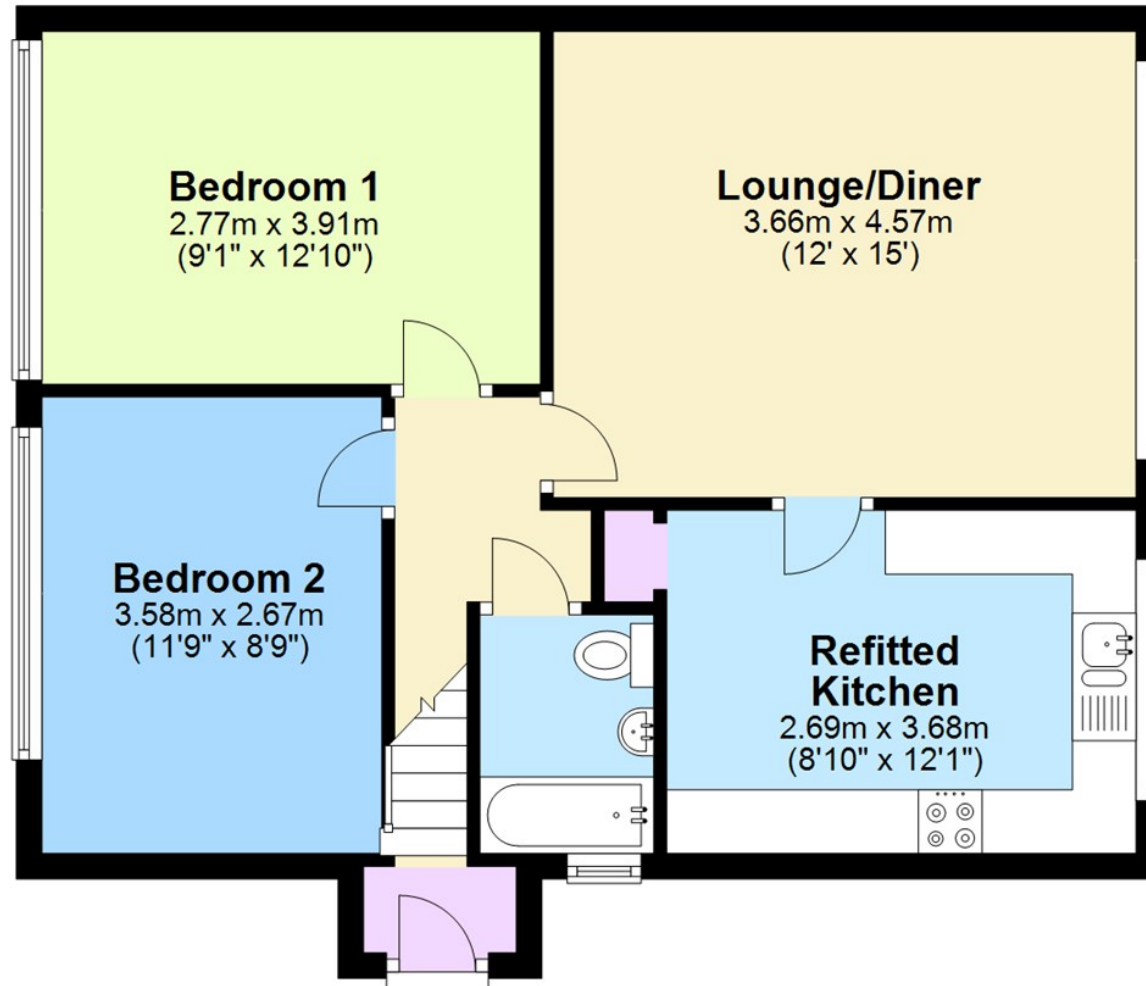
Lease length: Approximately 164 years

Ground Rent: £0 pa

Service Charge £0 pa





First Floor

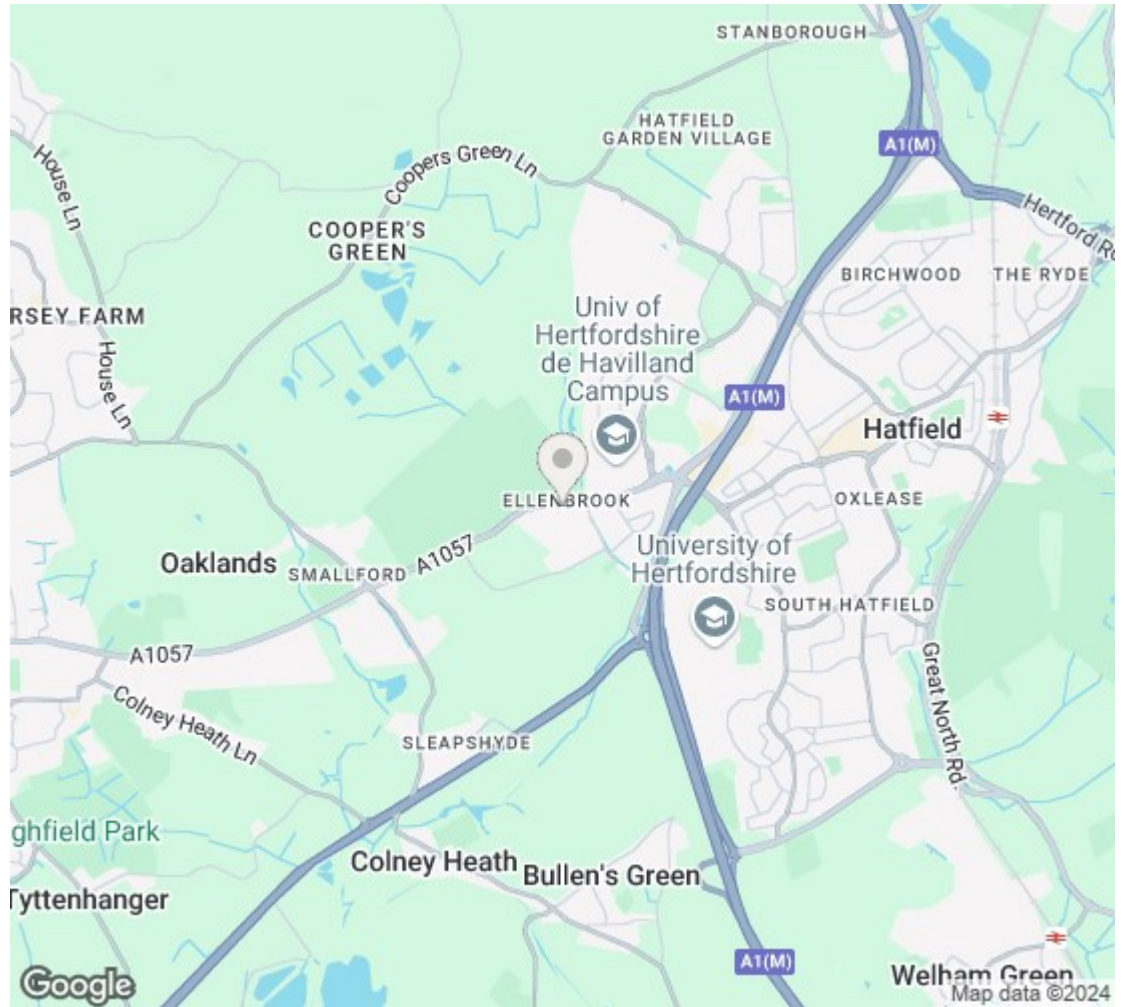


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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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