



**mather**  
**estates**  
independent agents

3 Almond Walk AL10 8SY  
Guide Price £350,000

 4  1  3



Guide Price £350.000-£365.000

Deceptively spacious four bedroom family home overlooking a green on the south side of town, offering great access to road links and within a short walk of numerous schools and local shops and amenities, The accommodation briefly comprises of entrance hall, a dual aspect lounge/dining room, separate sitting room, fitted kitchen with built in appliances, four first floor bedrooms all with built in wardrobes, a refitted shower room and separate wc, The house is double glazxed and has gas radiator central heating with a modern "Worcester" boiler. Outside there is a small garden to the front, the rear garden is very well established and a particular feature of this spacious family home. Chain free sale with immediate vacant possession.



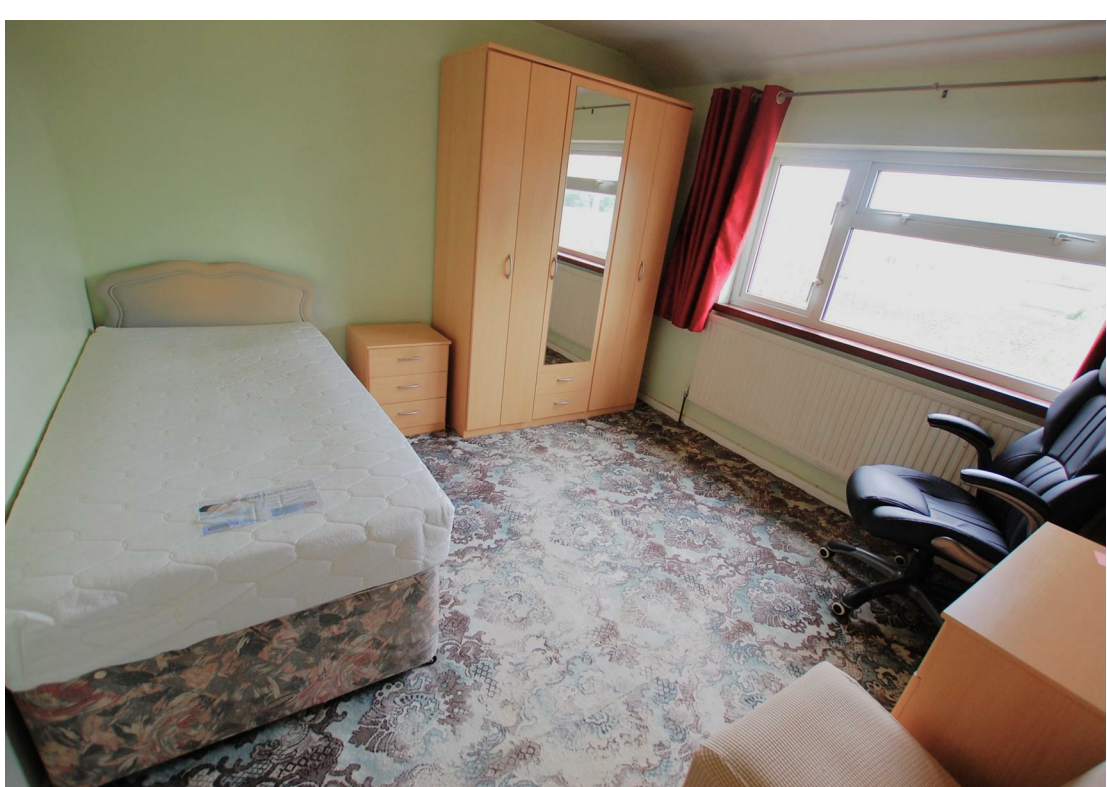




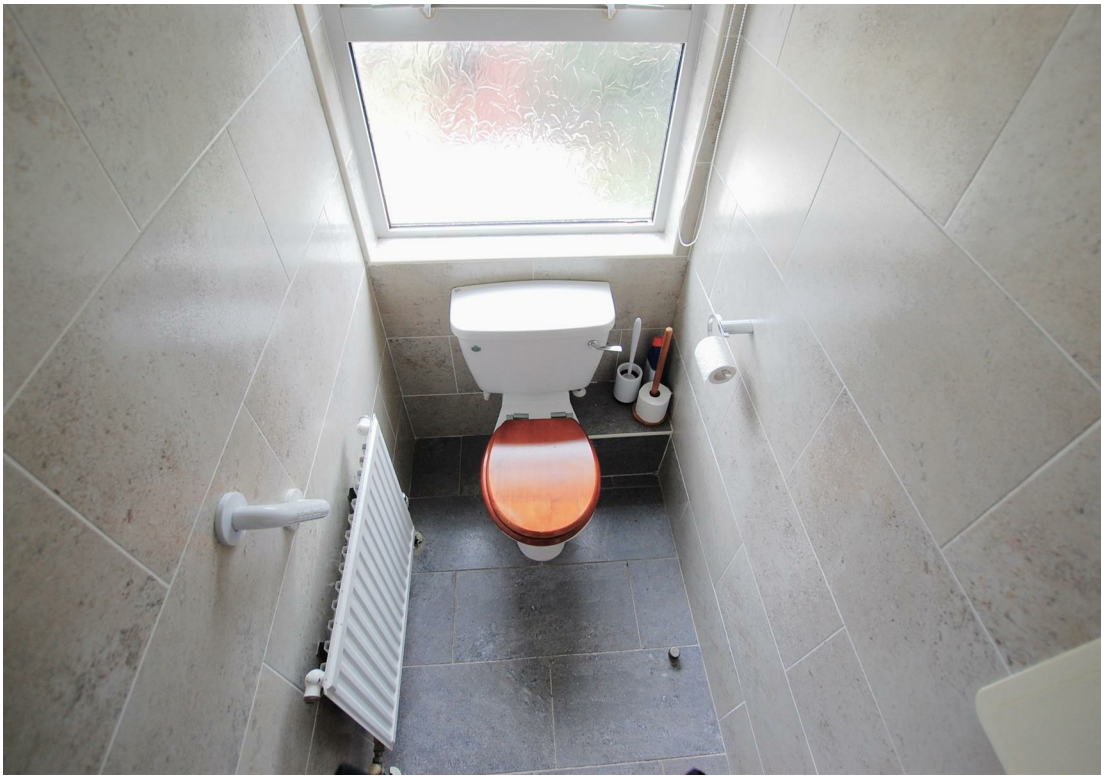














#### Entrance Hall

Double glazed entrance door to front, stairs to first floor with recess under, doors to:

#### Lounge

Double glazed bay window to front, radiator, feature fireplace, opening to:

#### Dining Room

Double glazed patio doors leading to the conservatory, radiator, storage cupboard.

#### Conservatory

Upvc double glazed with windows to sides and rear, door to side leading to the rear garden, tiled floor.

#### Sitting Room

Double glazed picture window to front, radiator.

#### Kitchen

Fitted with a range of wall and base units, glass fronted display cabinets, complimentary work surfaces and tiled splash backs, inset one and a half bowl sink/drainers with mixer tap, inset four ring gas hob with extractor hood over, built in double oven, space for washing machine, fridge and freezer, tiled floor, cupboard housing wall mounted gas fired "Worcester" boiler, double glazed window and door leading to the rear garden.

#### Landing

Access to loft, doors to:

#### Bedroom One

Double glazed window to front, radiator, built in double wardrobe, walk in cupboard.

#### Bedroom Two

Double glazed window to front, radiator.

#### Bedroom Three

Double glazed window to rear, radiator.

#### Bedroom Four

Double glazed window to front, radiator.

#### Refitted Shower Room

Refitted suite comprising of double shower cubicle with sliding glass door, vanity wash hand basin with mixer tap and cupboard under, chrome effect heated towel rail, complimentary wall and floor tiling, double glazed window to rear.

#### Separate Wc

Low level wc, complimentary wall and floor tiling, double glazed window to rear.

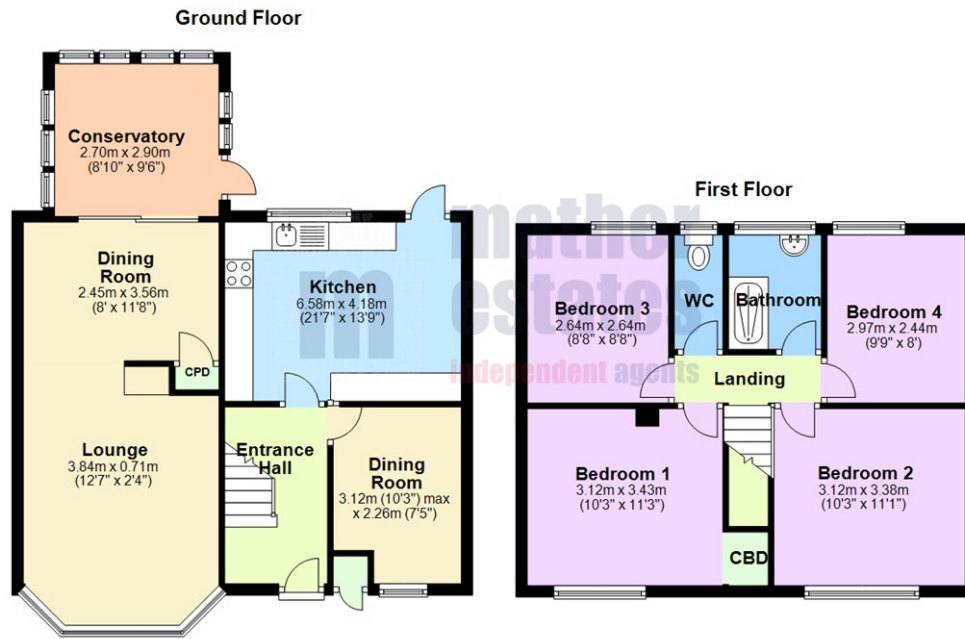
#### Front Garden

Block paved for low maintenance.

#### Rear Garden

A well established mature garden with patio to the immediate rear extending to a lawn, mature flower and shrub beds, various evergreens and specimens, timber shed, light, water tap.



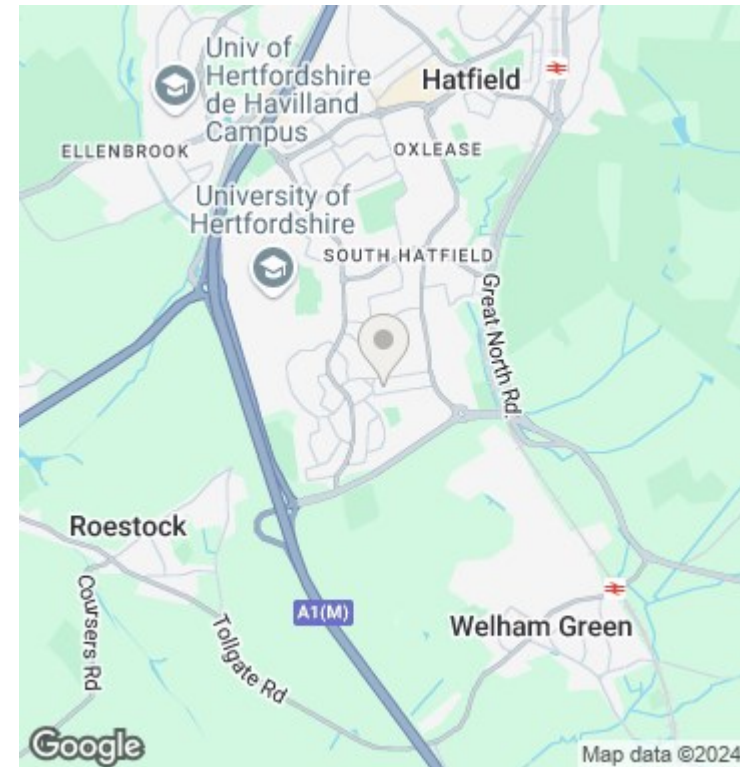


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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