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mather

8 Holme Close AL10 9LQ
£475,000



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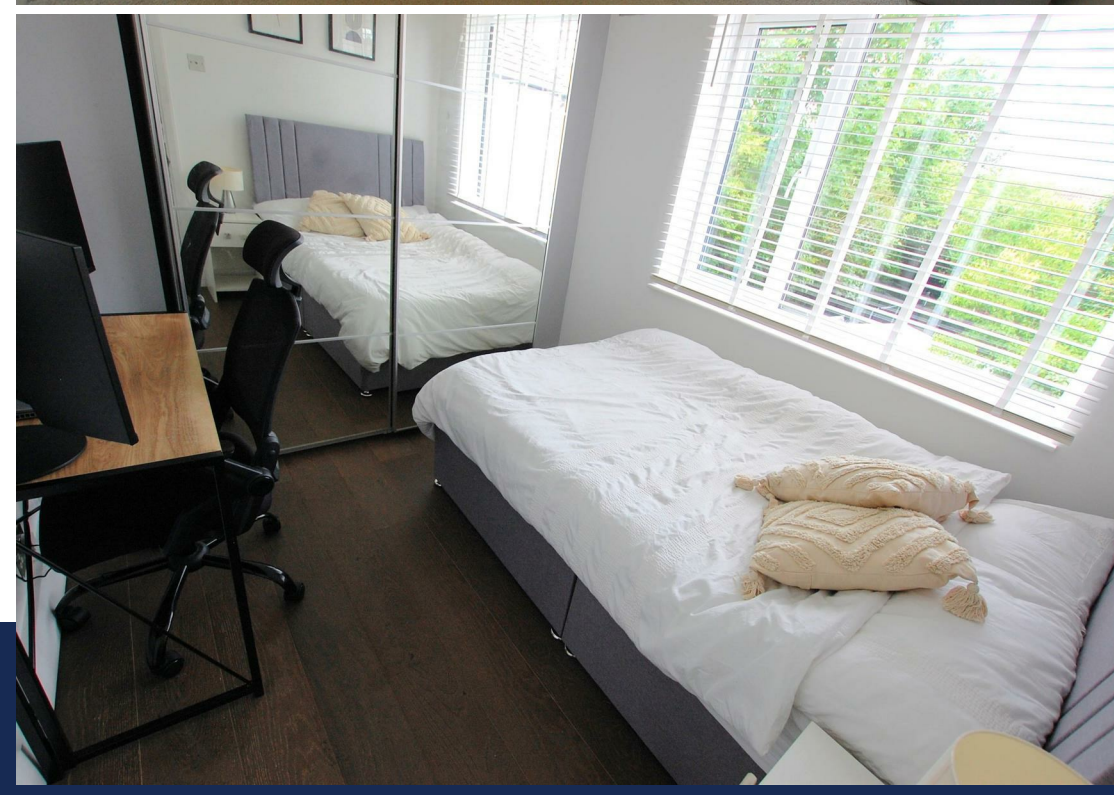
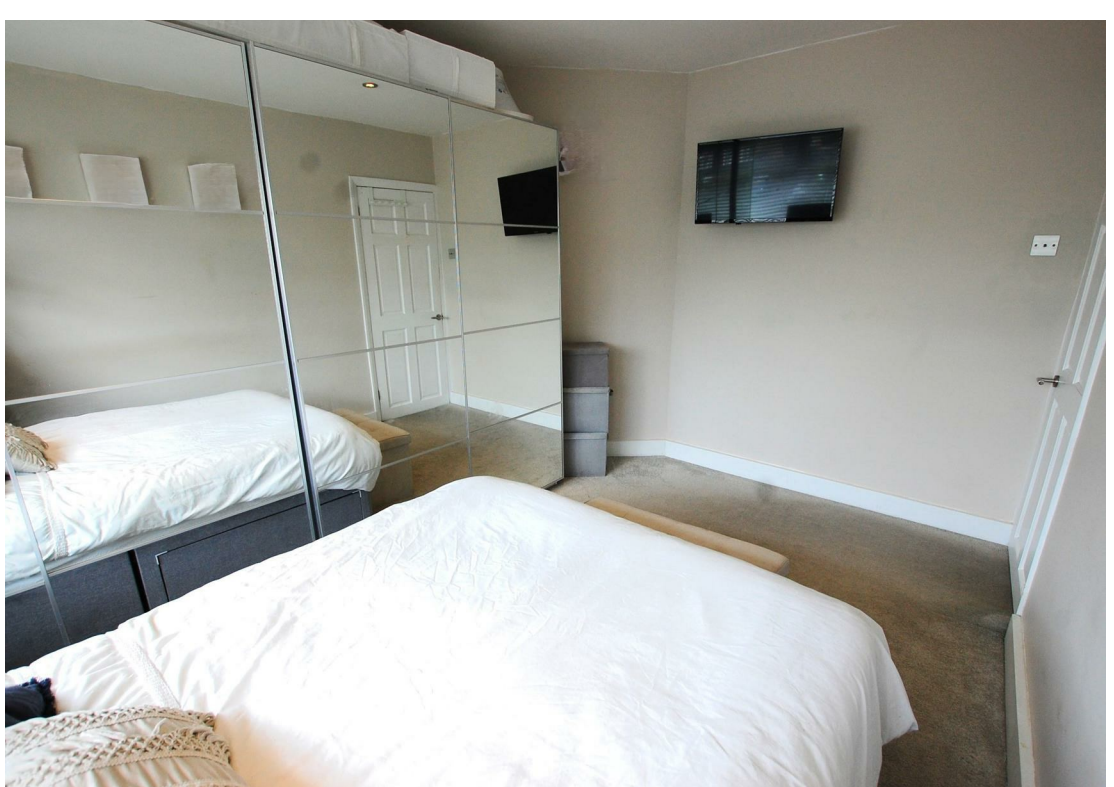
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Stunning 1930's bay fronted extended character home situated within the ever popular "Garden Village", within walking distance of "Green Lanes" school, local shops, Town Centre, Galleria Shopping & Leisure Centre and Hatfield Business Park. This delightful family home has been extensively modernised including a new roof and guttering and now offers a cosy lounge with bay window, a stunning 22' dual aspect refitted kitchen/dining/family room with Quartz work surfaces, integrated appliances and bi-fold doors to the rear garden, three first floor bedrooms and a lovely refitted bathroom. The house has had refitted double glazed windows throughout and a new composite front door, and gas radiator central heating with combination boiler, Outside there is a fabulous landscaped low maintenance garden to the rear which is great for entertaining with its covered and open air patio areas, a private driveway to the front for two/three vehicles and side access. This delightful home really has to be viewed to be fully appreciated, call us now on 01707 270777











Entrance Hall

Composite entrance door to front, wood flooring, radiator, stairs to first floor, sliding double door to:

Lounge

13'8 x 9'4

Double glazed bay window to front, radiator, wood flooring, television and telephone points, stairs to first floor with cupboard under, door to:

Refitted kitchen/dining/family room

22'2 x 15'3 max

Fabulous open plan dual aspect room with bi fold doors leading to the rear garden and window to side, range of refitted wall and base units, complimentary Quartz work surfaces and tiled splash back, inset Butler sink with mixer tap, space for range style cooker with stainless steel chimney style extractor hood over, integrated dishwasher, fridge/freezer, cupboard housing washing machine, space for slimline wine cooler, Porcelain tiled floor, television point, radiator, inset spot lights.

Gallery Landing

Access to loft which houses the gas fired combination boiler, double glazed window to side, doors to:

Bedroom One

13'9 x 9'4

Double glazed bay window to front, radiator, television point.

Bedroom Two

9'3 x 8'11

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

Bedroom Three

6'10 x 6'2

Double glazed window to front, radiator.

Refitted bathroom

Refitted suite comprising panel enclosed bath with shower over and glass screen, concealed cistern wc, inset wash hand basin with mixer tap and cupboard under, complimentary wall and floor tiling, inset spot lights, heated towel rail, double glazed window to front.

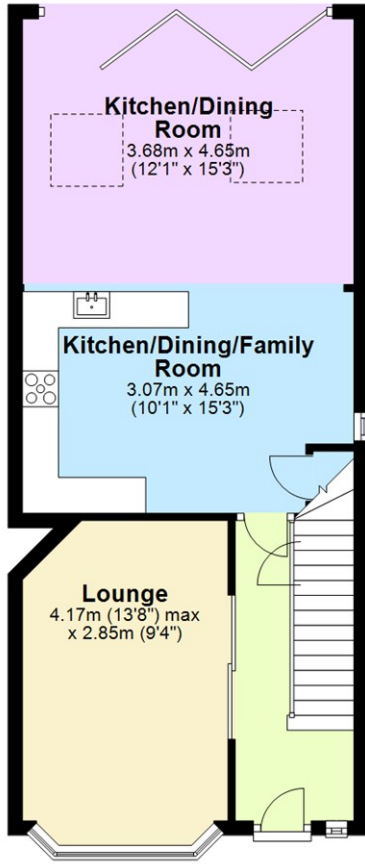
Private Driveway

Private off street parking for two/three vehicle, access to side leading to the rear garden.

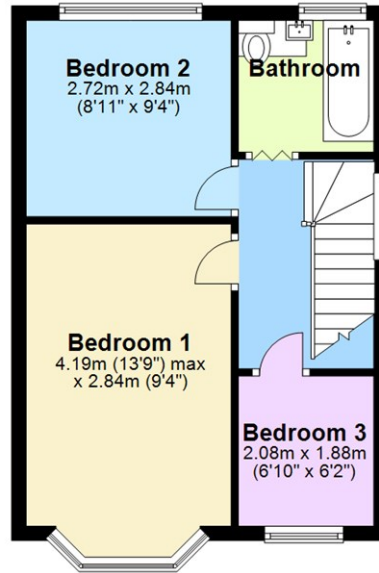
Low Maintenance Rear Garden

Fabulous landscaped garden which has been designed with low maintenance in mind and entertaining, Limestone patio to immediate rear extending to artificial lawn, further covered patio area with modern aluminium Pergola with tilting slat roof to the foot of the garden, external power point and water tap, lighting.

Ground Floor



First Floor

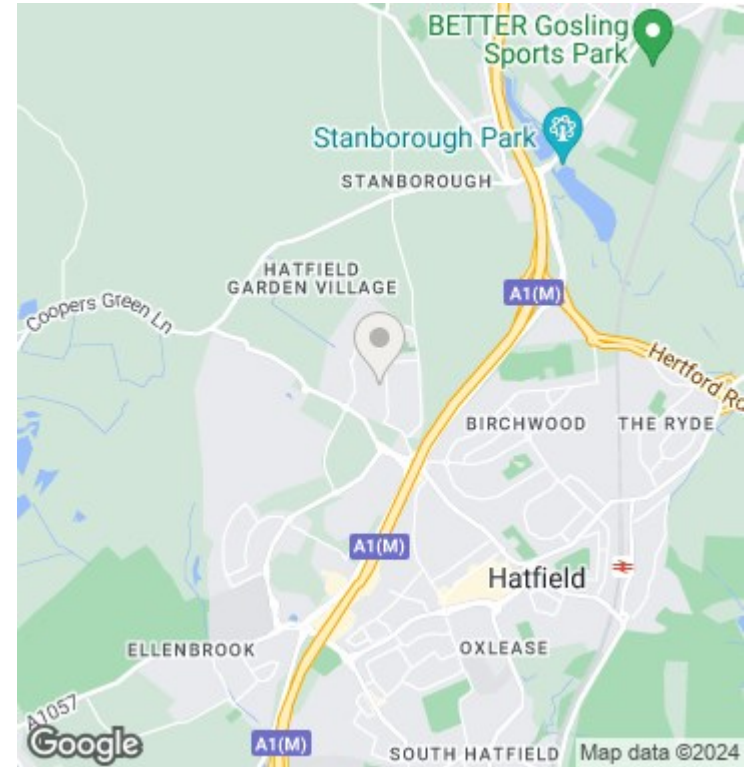


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
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		
		78
	56	
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		
		80
	58	
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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