



**m**  
**mather**  
**estates**  
Independent agents  
**FOR SALE**  
01707 270777  
matherestates.com



**mather**  
**estates**  
Independent agents

14 The Sidings AL10 9SR  
Guide Price £385,000



2



1



1



Guide Price; £385.000-£395.000

Deceptively spacious two double bedroom end terrace house situated in a leafy cul de sac in the ever popular "Ellenbrook" area, within a short walk of Hatfield Business Park & the Galleria Shopping & Leisure Centre.

This delightful home has been modernised and much improved by the present owner and now comprises of entrance hall, lounge/diner with doors to rear garden, a refitted kitchen with integrated appliances, master bedroom with walk in wardrobe, further double bedroom, refitted four piece bathroom with bath and separate shower cubicle, double glazed windows and doors and gas radiator central heating.

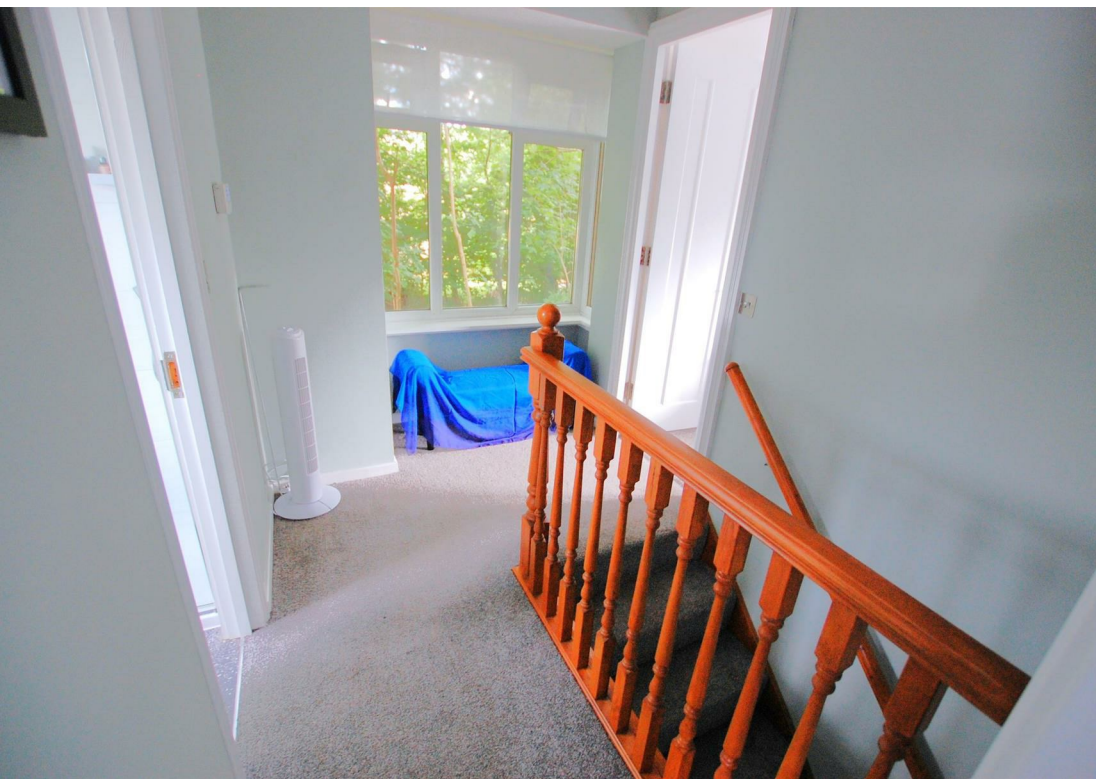
Outside there is a private low maintenance rear garden with a patio area to the immediate rear and a home office/garden room at the foot of the garden.

The front offers private off street parking for two vehicles and access to the rear garden via an outhouse to the side.

Please call 01707 270777 to arrange your viewing.





















#### Entrance Hall

Double glazed entrance door to front, Parquet effect flooring, upright radiator with mirror, cloaks cupboard, stairs to first floor, doors to:

#### Refitted Kitchen

9'8 x 9'2

Refitted with a range of wall and base units, complimentary quartz work surfaces and matching up stands, inset stainless steel sink/drainers with mixer tap, space for range cooker with splash back and chimney style extractor over, integrated washing machine, dishwasher and fridge/freezer, double glazed windows to front.

#### Lounge/diner

14'10 x 11'7

Two upright radiators, Parquet effect flooring, under stairs storage cupboard, double glazed French doors to rear garden.

#### Landing

Double glazed oriel bay window to side, access to loft, doors to:

#### Bedroom One

11'7 x 11'6

Double glazed window to rear, radiator, television and power point for wall mounted tv, sliding pocket doors to:

#### Walk In Wardrobe

Sliding pocket doors, range of hanging space and storage recesses, drawers unit and shelves, automatic light

#### Bedroom Two

12'9 x 7'1

Double glazed window to front, radiator, wardrobe recess.

#### Refitted Four Piece Bathroom

Refitted four piece suite comprising of panel enclosed bath with mixer tap and shower attachment, double separate shower cubicle with sliding door, rainfall and handheld showers, vanity wash hand basin mixer tap storage under, dual flush wc, complimentary tiling, chrome effect heated towel rail, frosted double glazed window to front.

#### Front Garden & Driveway

Private off street parking for two vehicles, bushes/evergreens, door to:

#### Outhouse

To the side of the house, power and light, doors to front, door to rear leading to the rear garden.

#### Low Maintenance Rear Garden

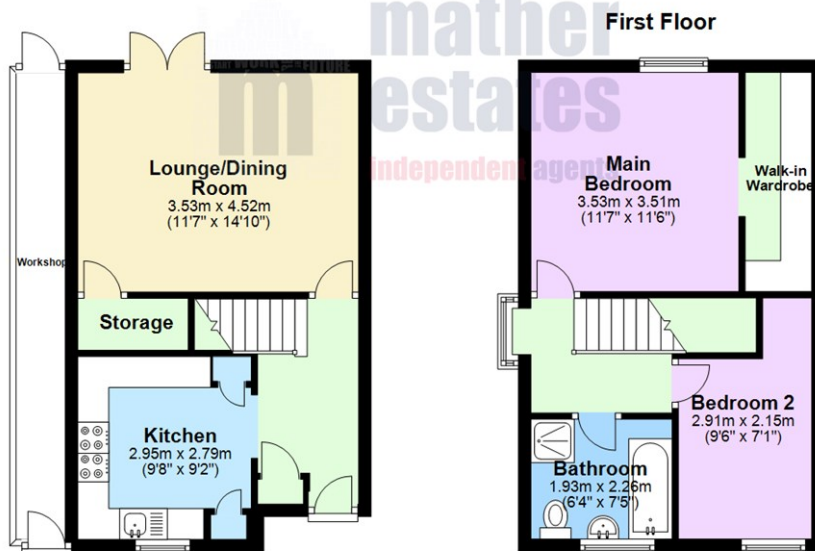
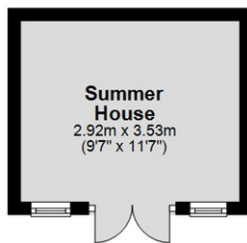
South westerly facing and designed with low maintenance in mind, decked patio to the immediate rear extending to a lawn area, flower and shrub beds, exterior lighting, summer house/garden room/home office,.

#### Home Office/Garden Room

11'7 x 9'7

French doors and windows to front, windows to side, skylight windows, power and light, underfloor heating.

## Ground Floor



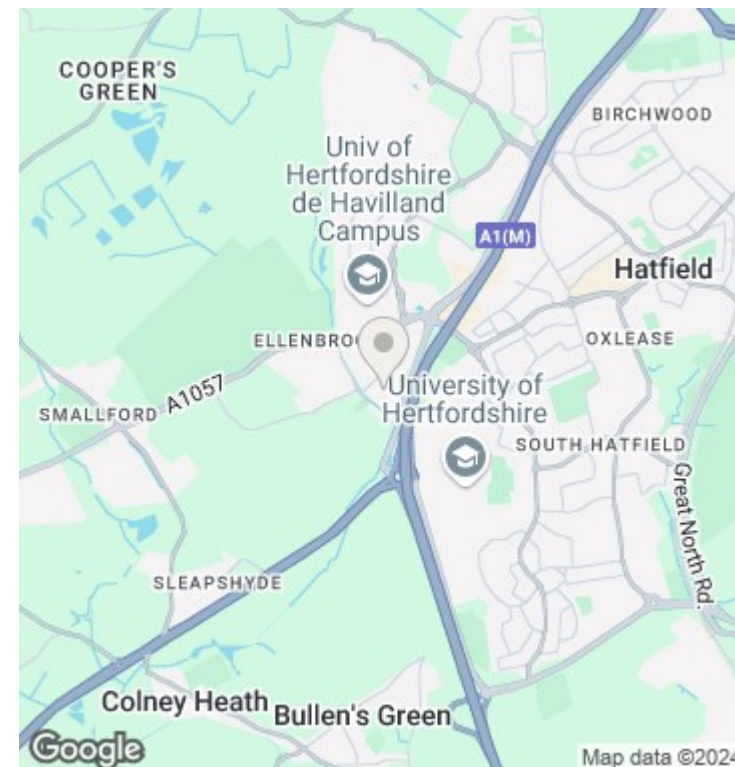
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



## First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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