



THE FAMILY  
**m** **mather**  
**estates**  
independent agents

7 Heyford Way AL10 0AT  
£375,000



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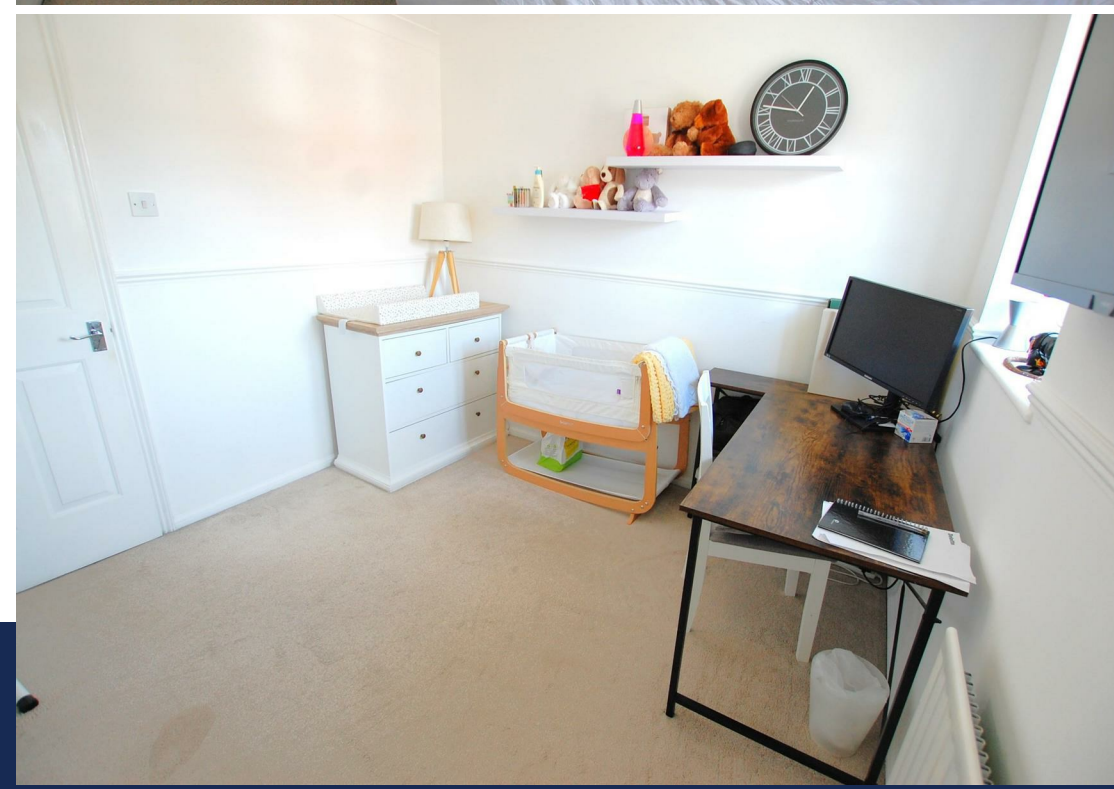
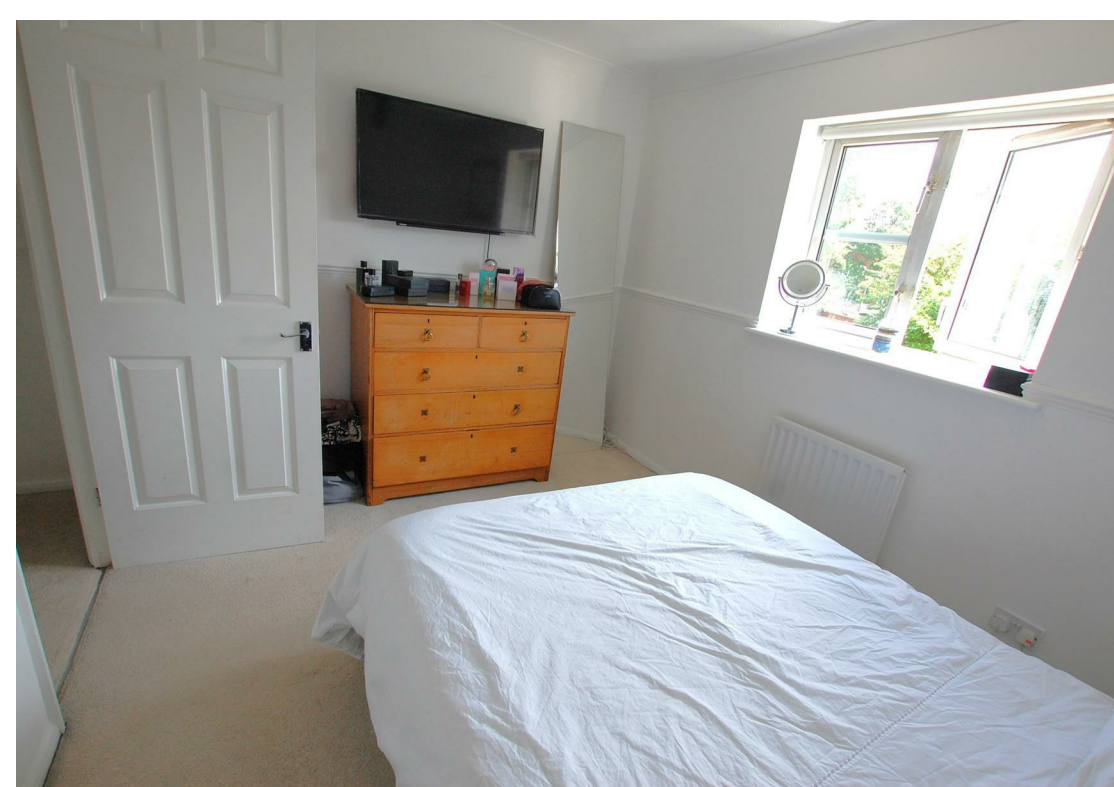
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Deceptively spacious two double bedroom house, situated in a popular cul de sac, within a short walk of the train station and town centre. The property briefly comprises of entrance hall, living room with patio doors to garden, fitted kitchen with built in appliances, two double bedrooms, fully tiled bathroom. The house is double glazed and has gas radiator central heating with a modern combination boiler. Outside there is a small garden to the front, there is a private garden to the rear with private access. To the front of the house there is a private parking space. Early viewing advised.











#### Entrance Hall

Part glazed entrance door to front, stairs to first floor with recess under, radiator, wood effect floor, doors to:

#### Lounge/Diner

12'11 x 11'10

Double glazed patio doors leading to the rear garden, radiator, wood effect floor, television and telephone points.

#### Refitted kitchen

11'6 x 5'10

White high gloss kitchen with fitted wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drain unit with mixer tap, inset stainless steel halogen hob with stainless steel oven under and chimney style extractor hood over, space for dishwasher, washing machine and fridge/freezer, radiator, double glazed window to front.

#### Landing

Access to part boarded loft, doors to:

#### Bedroom One

8'11 x 11'10

Double glazed window to rear, radiator.

#### Bedroom Two

9'2 x 11'10

Two double glazed windows to front, radiator, airing cupboard, built in cupboard.

#### Bathroom/wc

Fully tiled room with white suite comprising of bath with mixer tap and shower over, glazed screen, pedestal wash hand basin with mixer tap, wc, radiator, extractor fan.

#### Front Garden

Path to front, storm porch, low maintenance flower bed with decorative stones.

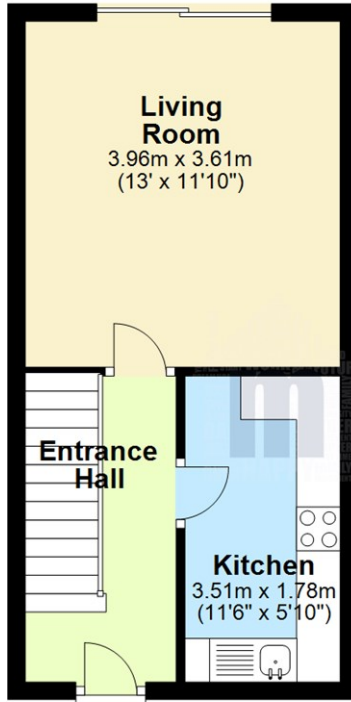
#### Rear Garden

Patio area to immediate rear extending to a lawn, flower and shrub beds, timber shed, gate to rear providing pedestrian access.

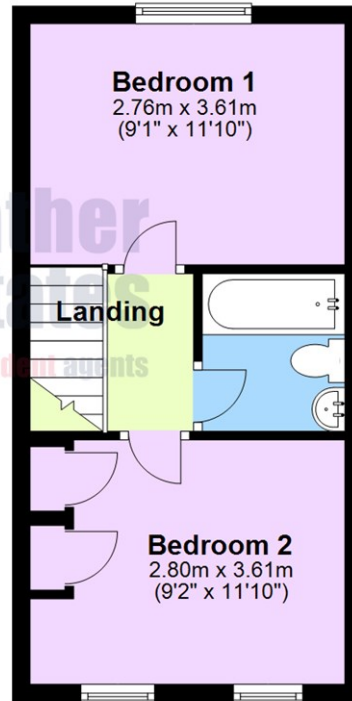
#### Private Parking

Private allocated parking for two vehicles.

## 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			92
(81-91) B			
(69-80) C		68	
(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.

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