



38 Pooleys Lane AL9 7LF
£550,000



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Extended two double bedroom semi detached bungalow close to the village centre, school and train station.

This deceptively spacious home is offered with immediate vacant possession and briefly comprises of entrance hall, lounge/dining room with door to garden, sitting room with feature fireplace, a refitted kitchen with built in appliances, and a fully tiled refitted shower room/wc.

The property benefits from double glazing and gas radiator central heating with a modern boiler. Outside there is a garden area to front, along with a private driveway for several vehicles and a detached garage. The rear garden is well established and southerly facing.

Please call us on 01707 270777 to arrange your viewing, or email hatfield@matherestates.com.











Entrance Porch

Double glazed entrance door and windows to front, door to:

Entrance Hall

Radiator, doors to:

Living Room

11'10" x 15'1"

Feature fireplace, radiator, open plan to:

Lounge/Diner

21'1" x 10'8"

Two double glazed windows to side rear, double glazed French doors leading to the rear garden, wood effect flooring, archway and opening to:

Refitted Kitchen

9'11" x 8'5"

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half bowl stainless steel sink/drainers with mixer tap, built in stainless steel gas hob and double oven, space for fridge/freezer, dishwasher and washing machine, cupboard housing wall mounted gas fired boiler, double glazed window to side, opening to hallway and lounge/dining room.

Bedroom One

11'10" x 11'5"

Double glazed window to front radiator.

Bedroom Two

10'10" x 9'10"

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

Refitted Shower Room

5'11" x 5'11"

refitted suite comprising of double shower cubicle with sliding door, pedestal wash hand basin, dual flush wc, complimentary wall tiling to full height, heated towel rail, double glazed window to side.

Front Garden

flower and shrub beds, various evergreens.

Private Driveway

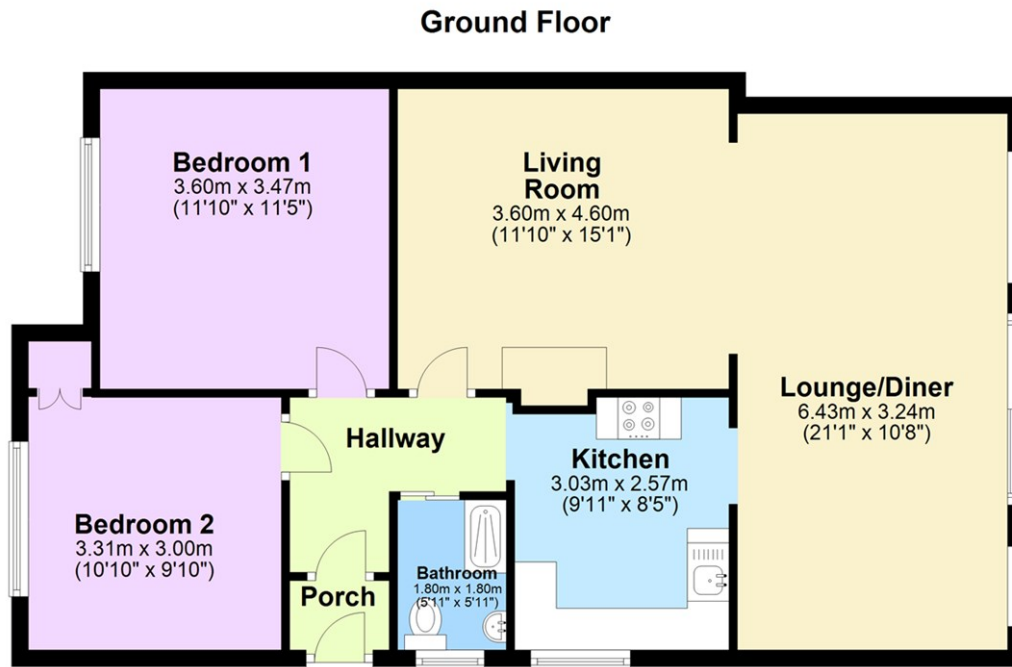
Bloc paved private driveway to the front and side providing parking for several vehicles and giving access to the garage, gate to rear garden.

Detached Garage

Up and over door to front.

Rear Garden

Patio to the immediate rear extending to a lawn, mature flowers and shrub beds, various bushes and evergreens, timber shed, greenhouse, gate to driveway leading back to the front.

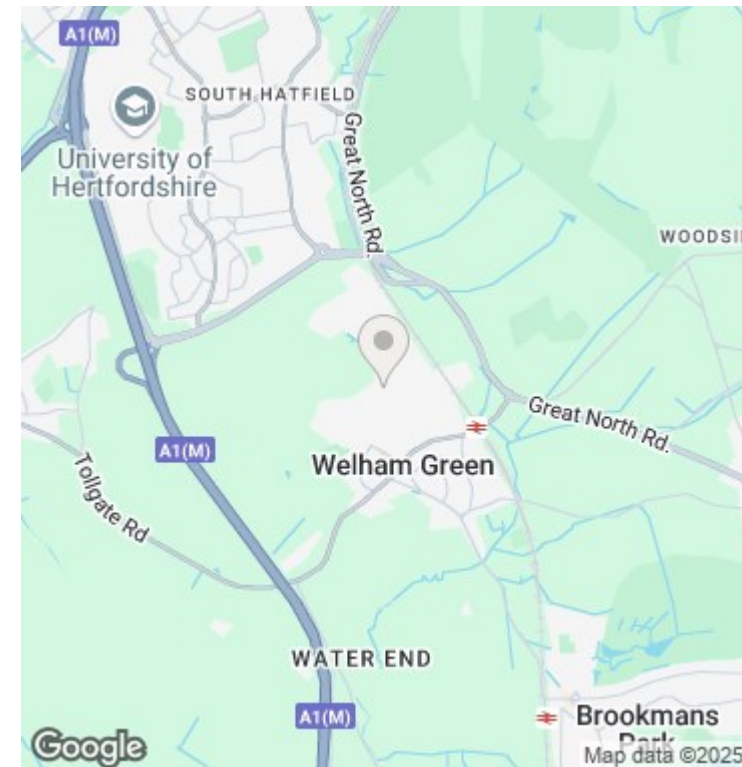


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		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 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		
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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