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9 Errington Close AL10 9AU
Chain Free £400,000

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Offered for sale with no onward chain is this four bedroom end of terrace town house situated in a cul de sac within the ever popular Salisbury Village, close to "Ellenbrook Fields" which has acres of parkland, University of Hertfordshire, Hatfield Business Park and the Galleria shopping and leisure centre are also just a short walk away.

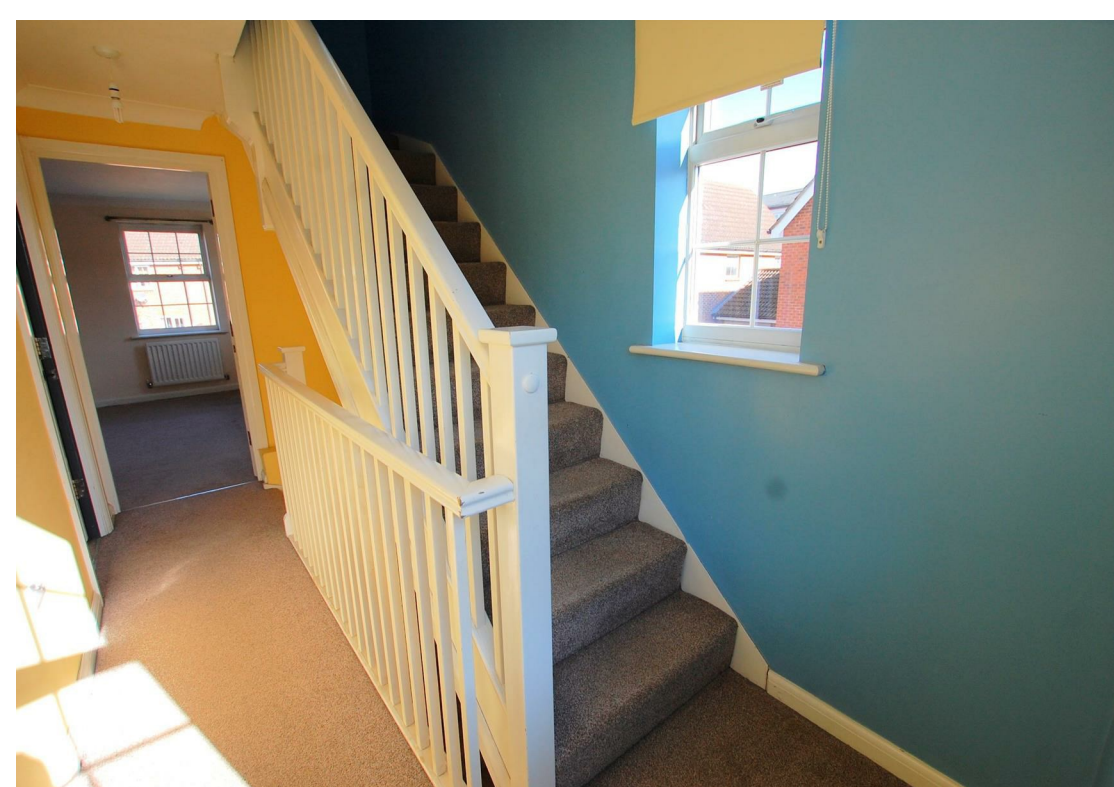
The property briefly comprises of entrance hall, ground floor wc, a fitted kitchen/diner with appliances and door to garden, dining room/bedroom four, good size first floor lounge room, and bedroom with built in wardrobes occupy the first floor, the second floor offers a master bedroom with built in wardrobes and an en suite shower room/wc, and a further bedroom with built in cupboards and a family bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a walled rear garden with side access. to the rear of the house there is a garage with private driveway in front. Just a short walk away is Howe Dell Primary School which has an "Outstanding" Ofsted report, the University of Hertfordshire and access to major road links (A1M, M25 and A414) are also close by.











Entrance Hall

Double glazed entrance door, double glazed UPVC window to side, storage cupboard, stairs to first floor, doors to:

Dining Room/Bedroom Four

10'8" x 9'2"

Double glazed UPVC windows to front, radiator.

Ground Floor Wc

Dual flush wc, pedestal wash hand basin with tiled splash back, extractor fan, radiator.

Fitted Kitchen/diner

11'0" x 15'0"

Double glazed UPVC windows to side and rear, range of wall and base units, complimentary work surfaces and tiled splash backs, stainless steel sink/drainage with mixer tap stainless steel range cooker with extractor over, integrated fridge/freezer, washing machine and dishwasher, cupboard housing gas fired boiler, tiled floor, storage cupboard.

First Floor Landing

Double glazed UPVC window to front and side, radiator, stairs to second floor, doors to:

Living Room

13'3" x 15'0"

Two double glazed UPVC windows to rear, double glazed UPVC window to side, feature fireplace.

Bedroom Two

12'4" x 9'0"

Double glazed UPVC window to front, built in storage cupboard, radiator, door.

Landing

12'4" x 5'9"

Double glazed UPVC window to side, doors to.

Bedroom Three

11'5" x 11'9"

Two windows to front, two storage cupboard, stairs, door to:

Master Bedroom

13'2" x 9'0"

double glazed window to rear, built in wardrobes, radiator, door to:

En-suite

Double glazed window to rear, tiled shower cubicle with sliding doors, pedestal wash hand basin with mixer tap and tiled splash back, dual flush wc, radiator, extractor fan, double glazed window to rear. door to:

Family Bathroom

6'9" x 5'7"

Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap and tiled splash back, dual flush wc, radiator, extractor fan, double glazed window to side.

Front Garden

Flower and shrub bed, path to front door.

Walled Rear Garden

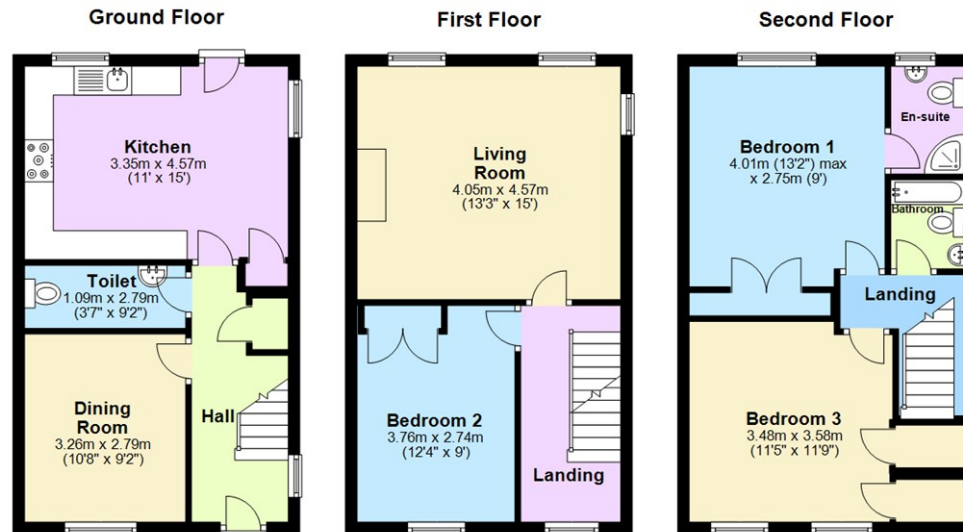
Patio area, lawn, gate to side.

Private Drieway

Providing private parking for one vehicle.

Garage

Up and over door, eaves storage.

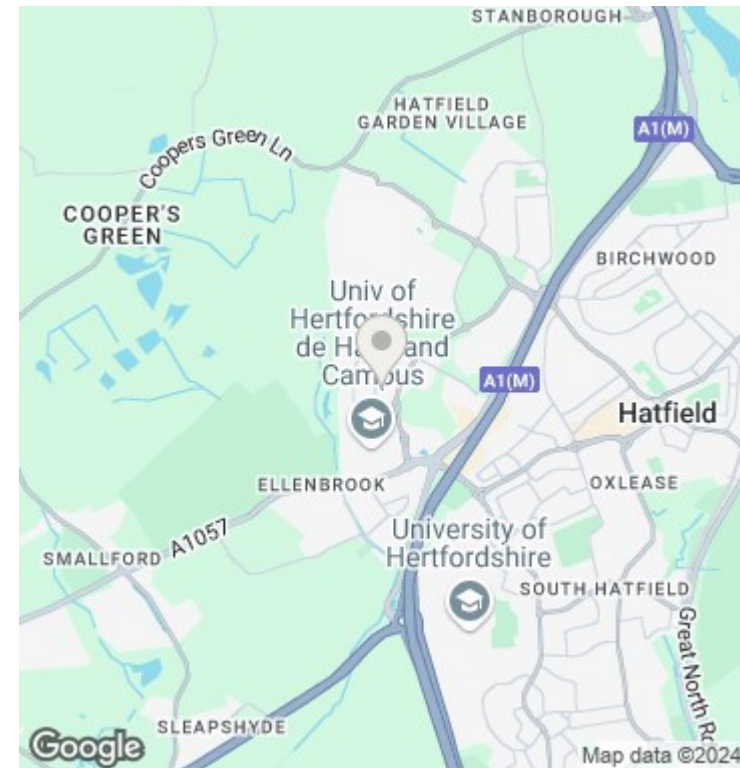


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



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		
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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