



9 Poplars Close AL10 9RX
Guide Price £310,000



2



1



1

Guide Price £310.000-£325.000

Situated in the sought after "Ellenbrook" area of town is this well presented two double bedroom ground floor maisonette, (currently configured as a one bed) with private driveway and garage adjacent, and its own private front and rear gardens with direct access from the property.

Offered chain free, this delightful home has been much improved and briefly comprises of a private entrance hall, dual aspect lounge/diner with double doors leading to the rear garden, a refitted kitchen with built in appliances, double bedroom with built in wardrobes and a refitted fully tiled shower room. The property is double glazed throughout and has gas radiator central heating with a modern "Worcester" boiler.

Outside there is a private garden to the front, a private driveway to the side for two/three vehicles gives access to the garage and a gate leads you to the private rear garden which is also accessed from the property.

Please call us on 01707 270777 to arrange your viewing.





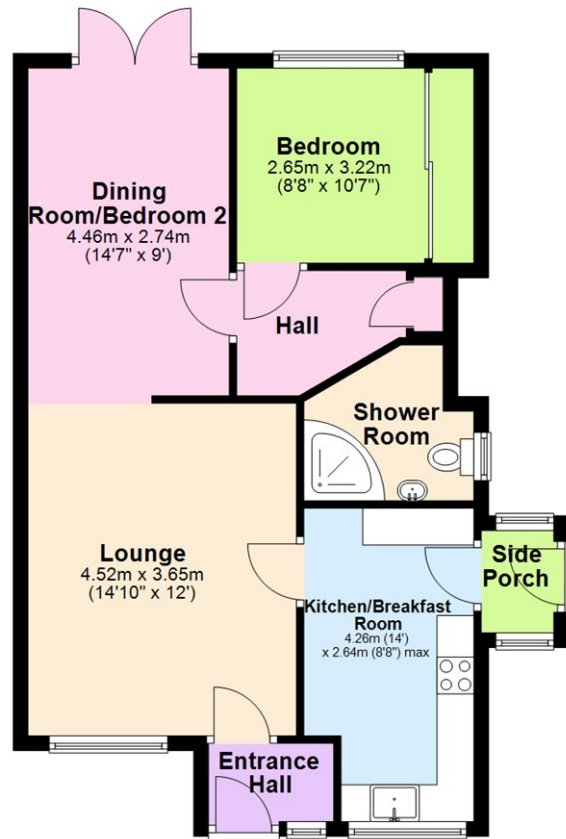






Entrance Hall Part glazed entrance door, radiator, door to:	Lease length of approximately 115 years
Dual Aspect Lounge/dining Room Dual aspect room with double glazed window to front, double glazed doors leading to the rear garden, two radiator, television & telephone points, wall light points, door kitchen & inner hallway.	Ground Rent; £0
Refitted kitchen/breakfast Room Refitted with a range of wall and base units, complimentary real wood work surfaces and up stands, butler sink with mixer tap, built in "Bosch" double oven and electric hob with concealed extractor hood over, integrated slimline dishwasher, space for fridge/freezer, tumble dryer and washing machine, tiled floor, radiator, tiled floor, double glazed window to front and door to side leading to:	Service Charge; Cost of maintaining the building is shared with the maisonette above.
Side Porch Double glazed with doors to side, tiled floor, door to kitchen.	
Inner Hallway Storage cupboard, radiator, doors to bedroom and shower room.	
Double Bedroom Double glazed window to rear, radiator, built in full width double wardrobes with glass fronted sliding doors.	
Refitted Shower Room Refitted suite comprising of shower cubicle, vanity wash hand basin with mixer tap and cupboard under, concealed cistern wc, chrome heated towel rail, complimentary tiling to full height, tiled floor, double glazed window to side.	
Front Garden Mature flower and shrub beds, various evergreens, path to front door.	
Rear Garden Accessed via a side gate from the driveway or directly from the property, mainly laid to lawn, patio area, flower and shrub beds.	
Private Driveway Adjacent and providing private off street parking for two/three vehicles, also giving access to the garage.	
Garage electric up and over door, personal door to side.	
Leasehold Information	

Ground Floor Approx. 59.9 sq. metres (645.1 sq. feet)



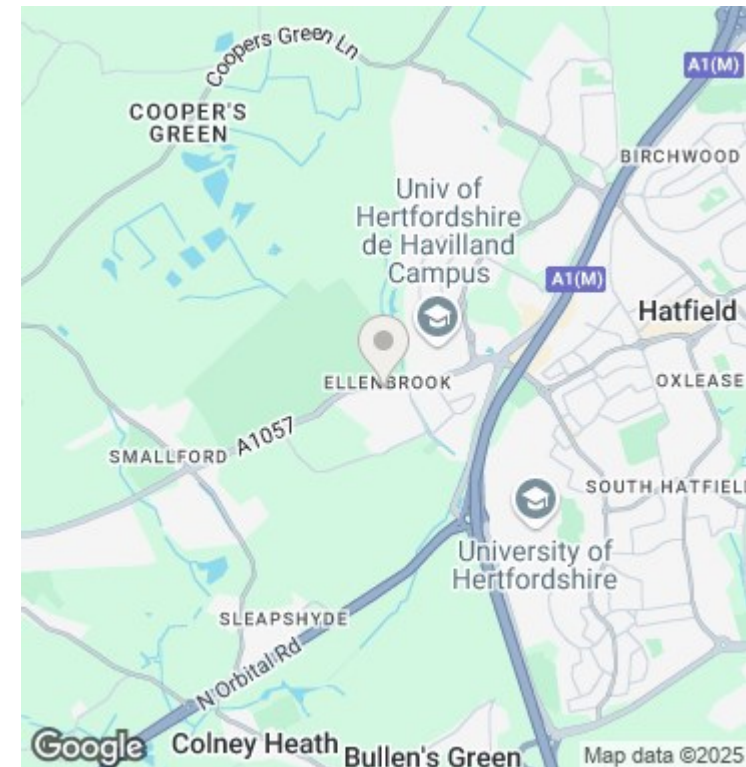
Total area: approx. 59.9 sq. metres (645.1 sq. feet)

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	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	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