



57 Tollgate Road AL4 0PX
Guide Price £465,000



3



1



2

Guide Price £465.000-£475.000

Three bedroom, three reception room family home with detached home office, situated in the popular village of "Colney Heath" just a short walk from the village school and shops.

Requiring some modernisation and offering tremendous potential to extend (Stpp), this chain free family home offers the chance to create your own home and briefly comprises of; entrance hall, lounge and separate dining room, study with potential to convert to a ground floor wc, kitchen with built in appliances, three first floor bedrooms, bathroom/wc. The house is double glazed and has gas radiator central heating via a "Worcester" combination boiler.

Outside there is an 80ft garden to the rear with rear access to the private driveway, this could be extended into the foot of the garden for further parking, there is also space to build a garage (Stpp). Within the rear garden is a detached brick built home office/garden room with a wc. The front is set back from the road, this could also be used as a driveway (Stpp)

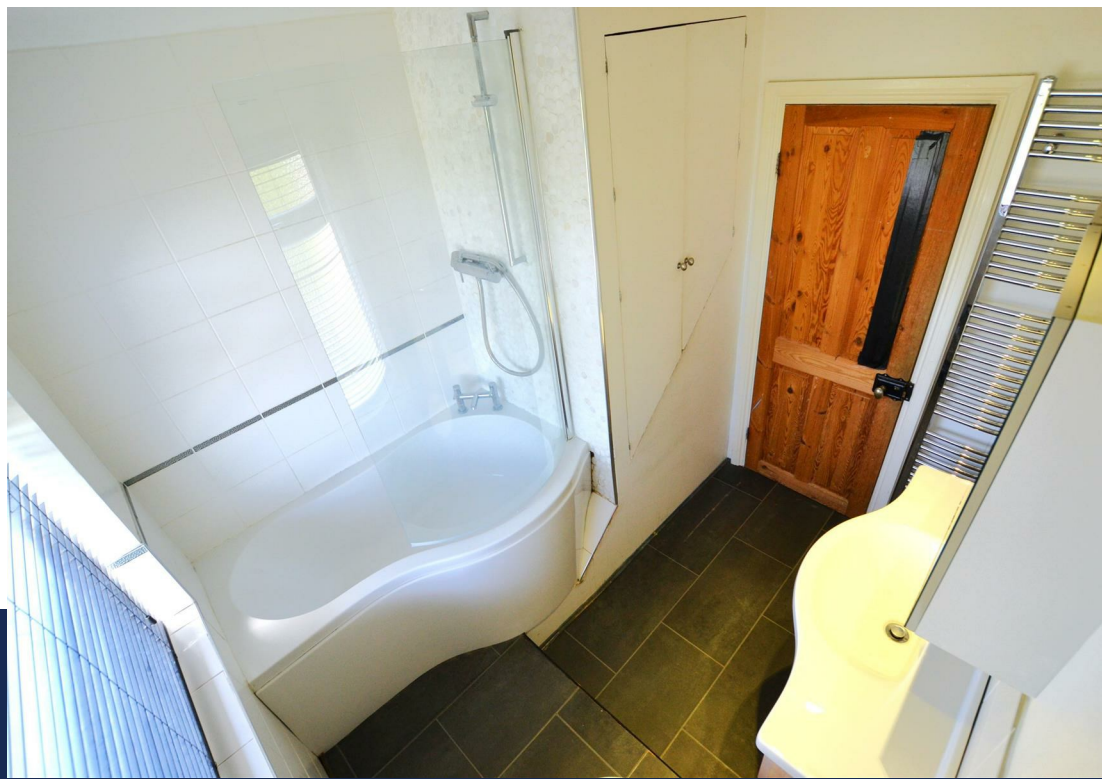
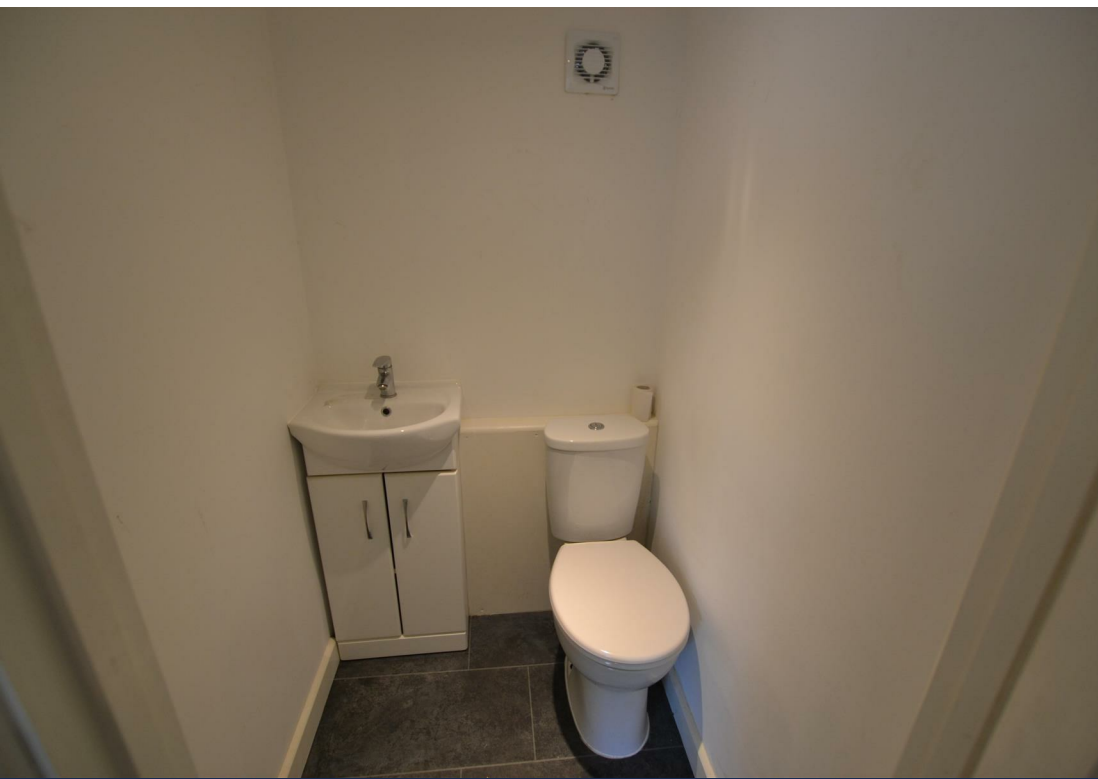
Please call our team on 01707 270777 for further details.



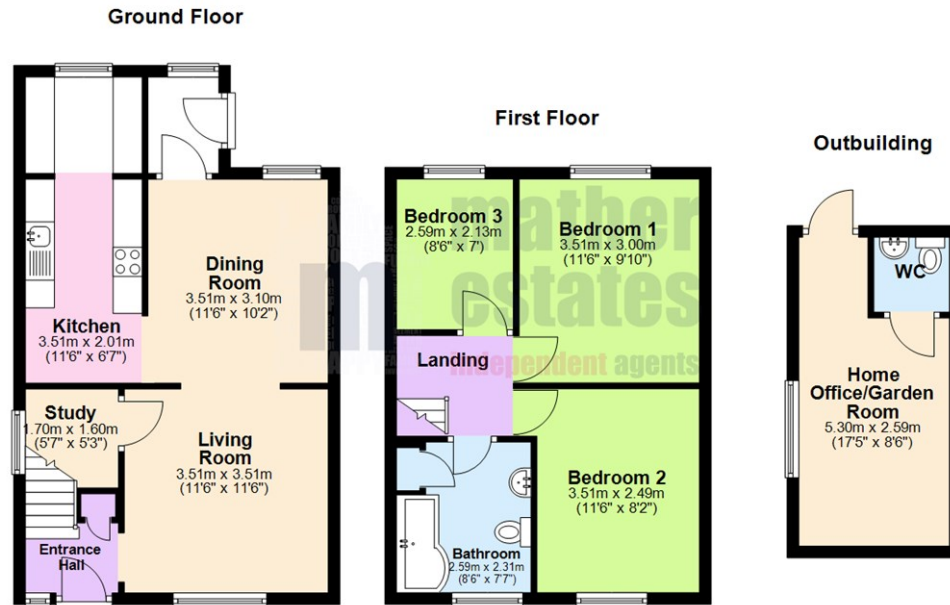








Entrance Hall Double glazed entrance door and window to front, stairs to first floor, cloaks cupboard, opening to:	heated towel rail, bulkhead cupboard housing "Worcester" gas fired combination boiler, double glazed window to front.
Lounge 11'6 x 11'6 Double glazed window to front, radiator, shelved recesses, recessed down lights, fireplace, opening to dining room, door to study.	Front Garden Graveled, flower and shrub beds, various bushes and evergreens, path to front, gate to side leading to the rear garden.
Study Double glazed window to side, This room has the potential to converted to a ground floor wc.	80ft Rear Garden Approximately 80ft and offering great potential to extend into (Stpp). patio area, lawn, bushes and evergreens, gate to side leading to the front, gate to rear giving access to the driveway, also providing potential for further parking or a garage to the foot of the garden which is accessed from the rear.
Dining Room 11'6 x 10'2 Double glazed window to rear, door to rear lobby, radiator, recessed down lights, opening to kitchen	Home Office/Garden Room Insulated and sound proofed, triple glazed entrance door to front and triple glazed window to side, two wall mounted electric heaters, recessed down lights, door to a separate wc with sink.
Kitchen 11'6 x 6'7 Requiring updating and comprising of wall and base units, complimentary work surfaces and tiled splash backs, thermoplastic sink/drainer, built in 4 ring gas hob with oven under and extractor hood over, space for fridge/freezer, plumbing for washing machine, double glazed window to side and rear.	
Gallery Landing Access to loft, doors to:	
Bedroom One 11'6 x 9'10 Double glazed window to rear, radiator, wood effect flooring.	
Bedroom Two 11'6 x 9'2 Double glazed window to front, radiator, wood effect flooring.	
Bedroom Three 7 x 6'6 Double glazed window to rear, radiator, wood effect flooring.	
Bathroom/wc "P shaped shower bath with mixer tap, shower over and glazed screen, vanity wash basin with mixer tap and storage under, dual flush wc, complimentary wall tiling, laminate flooring,	

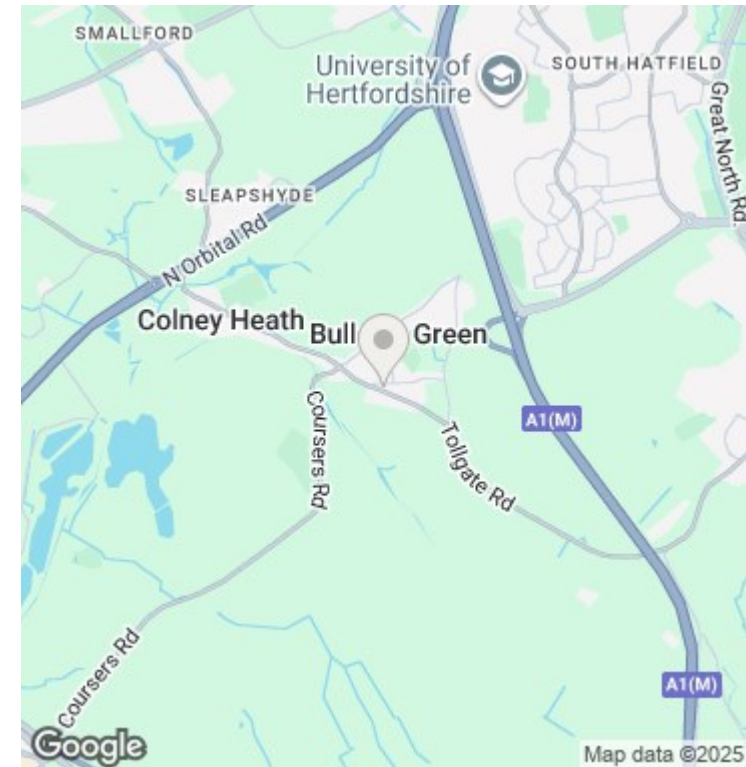


Total area: approx. 86.0 sq. metres (925.9 sq. feet)

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			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