



Travellers Lane, Hatfield, AL10 8SF

**Guide Price £400,000**



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**Travellers Lane, Hatfield**

Guide Price £400,000-£425,000

Situated within a short walk of several schools, the town centre and the University Of Hertfordshire is this extended end of terrace house offering versatile accommodation and a potential for an annexe,

This deceptively spacious house comprises of three ground floor reception rooms and a bathroom, a good size l'shaped kitchen with built in appliances, three first floor bedrooms and another bathroom. The property is double glazed throughout and has gas radiator central heating.

Outside there is a garden and private driveway to the front, there is also a private garden to the rear.

Chain free sale, please call us on 01707 270777







#### **Hallway**

Storage cupboard, wood effect flooring, doors to:

#### **Living Room**

11'8 x 15

Double glazed sliding door to rear, radiator, fireplace, stairs to first floor with recess under.

#### **Reception/Bedroom Four**

11'9 x 7

Double glazed window to front, storage space, radiator, wood effect flooring.

#### **Lounge/Bedroom Five**

8'10 x 8'4

Double glazed window to front, radiator, wood effect flooring

#### **Refitted Bathroom**

5'6" x 8'4"

Refitted suite comprising of panel enclosed bath with mixer tap and electric shower over, complimentary wall and flooring tiling, wc, pedal wash hand basin with mixer tap and tiled splashback, extractor fan, shower curtain, radiator.

#### **Refitted Kitchen**

Refitted with a range of a wall and base units, stainless steel one and a half sink drainer with mixer tap, inset gas hob with stainless steel over hood over and oven under. Space for washing machine, fridge freezer. Double glazed window to front, radiator double glazed door to rear, door to front, tiled flooring.



#### **Landing**

Stairs to ground floor, doors to:

#### **Bedroom One**

12'3 x 11

Double glazed window to rear, storage cupboard, radiator, wood effect flooring.

#### **Bedroom Two**

9'3" x 11

Double glazed window to front, storage cupboard, radiator, wood effect flooring.

#### **Bedroom Three**

12'4 x 6'1

Double glazed window to rear, storage cupboard, radiator, wood effect flooring.

#### **Refitted Bathroom**

8 x 8'3

Refitted suite comprising of panel enclosed bath with mixer tap and shower attachment over, shower curtain. Complimentary wall and floor tiling., Pedestal wash hand basin with mixer tap, wc, storage cupboard, extractor fan, radiator, double glazed windows to front.

#### **Private Driveway**

Providing off street parking for multiple vehicles.

#### **Rear Garden**

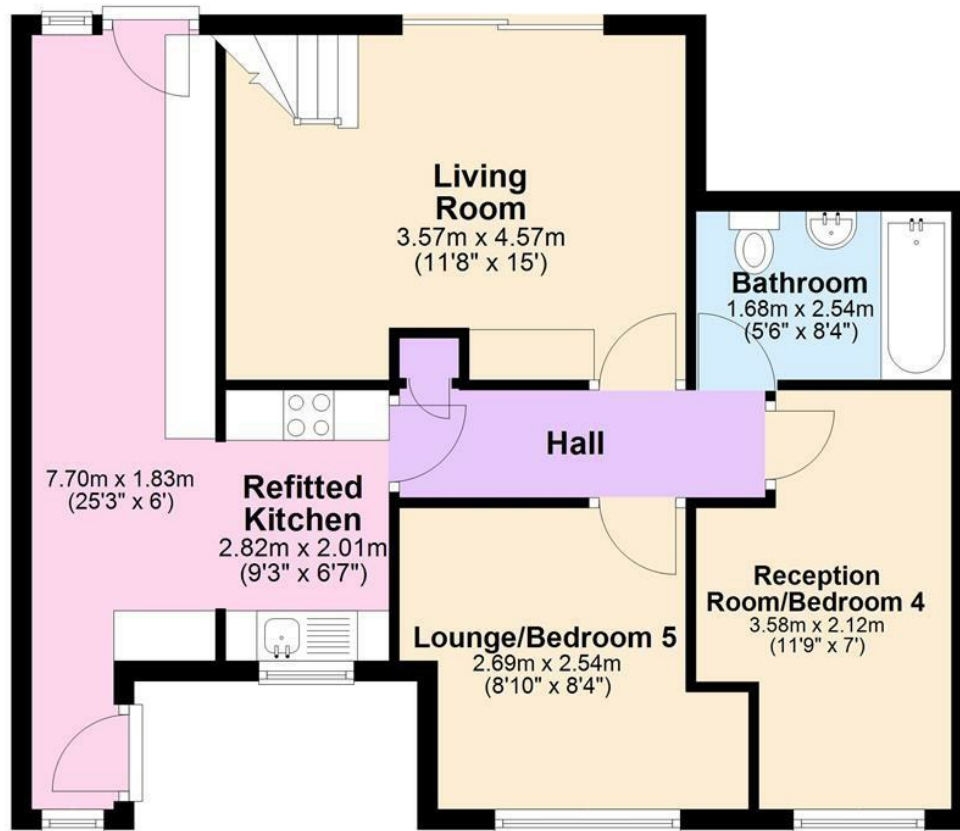
Low maintenance, patio to the immediate rear extending to a lawn, fencing to boundaries.



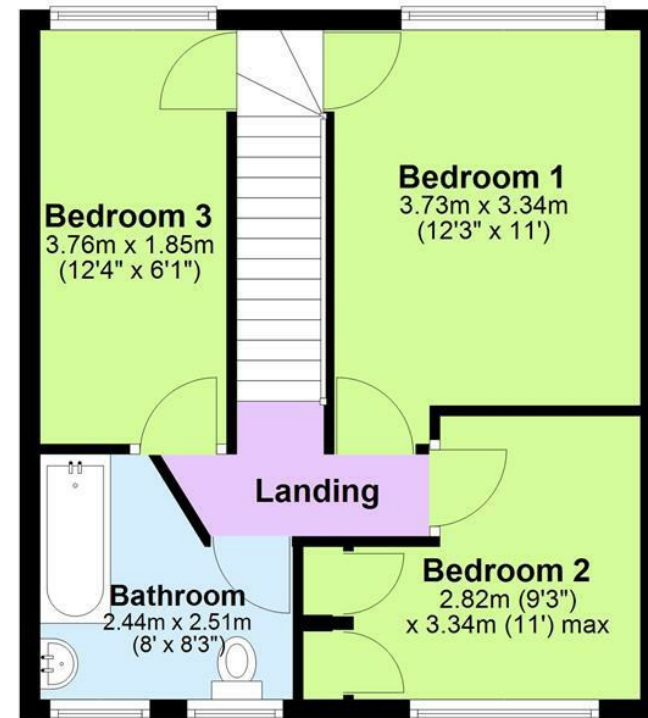





**Ground Floor**




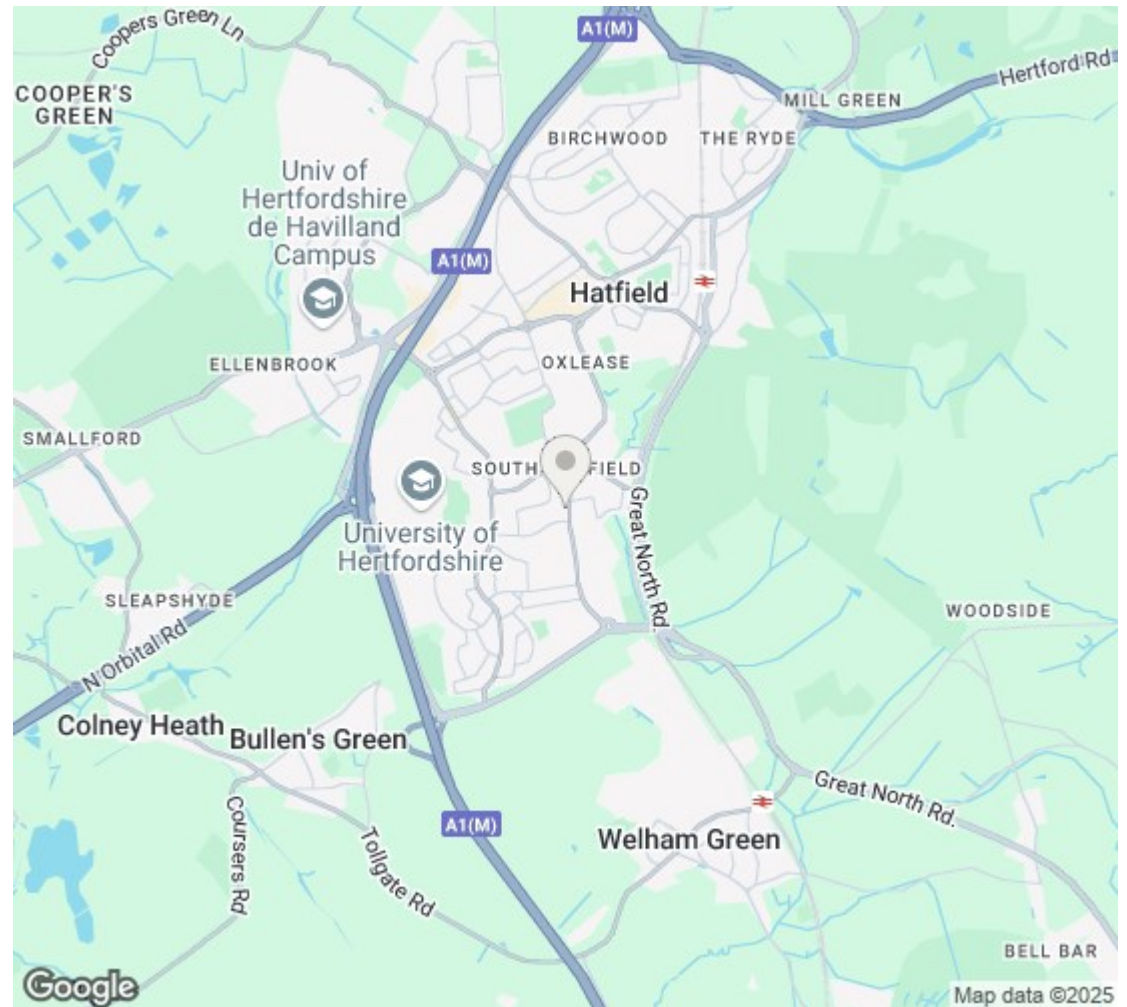
**First Floor**



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	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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