



Bradshaws, Hatfield, AL10 9QP

£415,000



3



1



2



**Bradshaws, Hatfield**

Guide Price; £415.000-£425.000

Extended three bedroom family home with great access to major road links, close to town centre, university, local parks, numerous schools are also within walking distance.

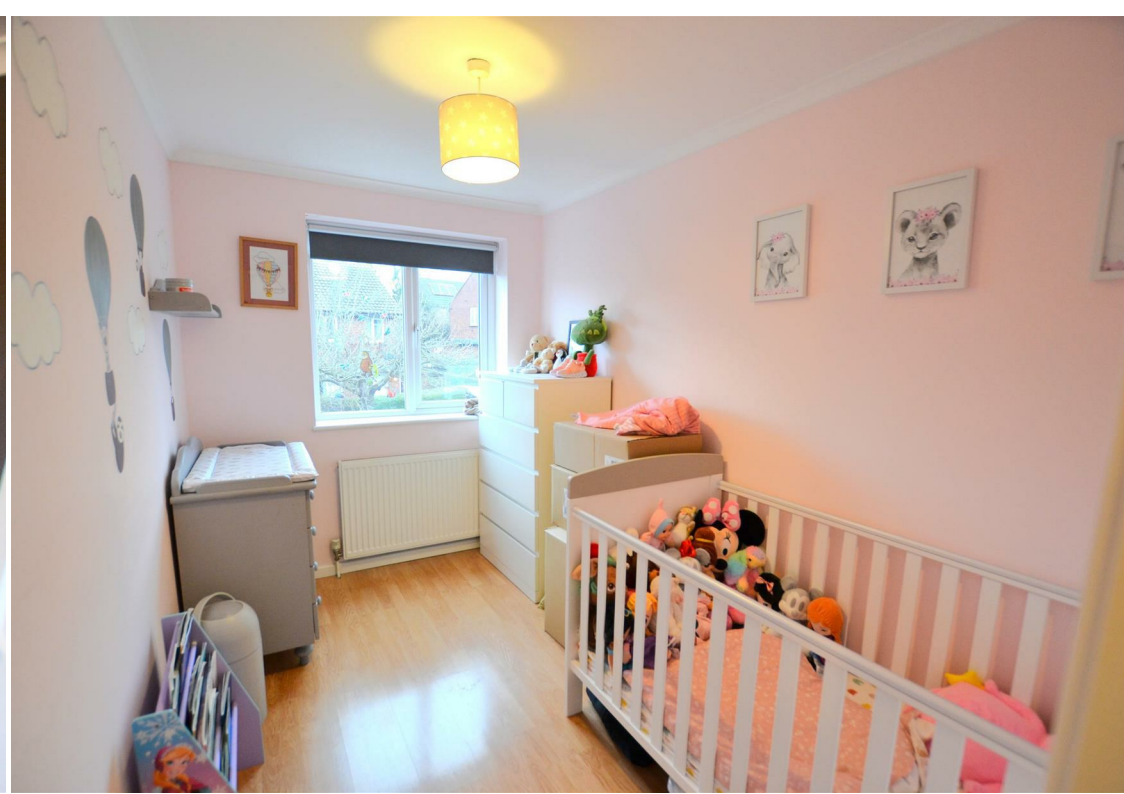
The property briefly comprises of entrance hall, lounge, dining room with doors to garden, an extended kitchen/breakfast room with door to garden, three first floor bedrooms and family bathroom. The house is double glazed and has gas radiator central heating.

The front offers a good size driveway providing private off street parking for a couple vehicles. Great sized rear garden with patio immediately to the rear.

Please call our team on 01707 270777 for further information or to book your viewing.











#### **Entrance Hall**

Double glazed windows and door to front, tiled flooring, storage cupboards, radiator, doors to:

#### **Living Room**

*19'5" x 10'0"*

Double glazed window to front, two storage cupboards, wood effect flooring, feature fireplace, radiator, french doors to:

#### **Kitchen/Breakfast Room**

*17'8" x 5'10"*

Fitted with a range of wall and base units, complimentary work surfaces and splash backs, inset stainless steel sink/drainage with mixer tap, space for cooker with gas hob and oven under and extractor over, built in dishwasher and washing machine, space for fridge/freezer, tiled flooring, double glazed window and door leading to the rear garden.

#### **Dining Room**

*12'11" x 10'0"*

Double Glazed windows to side and rear, french doors opening to patio, wood effect flooring, radiator

#### **Downstairs wc**

Complimentary wall and floor tiling, dual flush wc, vanity wash hand basin with cupboard under.

#### **Landing**

Storage cupboard housing boiler, doors to:

#### **Bedroom One**

*10'6" x 12'11"*

Double glazed windows to front, built in wardrobes, radiator, wood effect flooring

#### **Bedroom Two**

*10'6" x 9'11"*

Double glazed window to front, radiator, wood effect flooring

#### **Bedroom Three**

*8'7" x 7'5"*

Double glazed window to rear, radiator, wood effect flooring

#### **Family Bathroom**

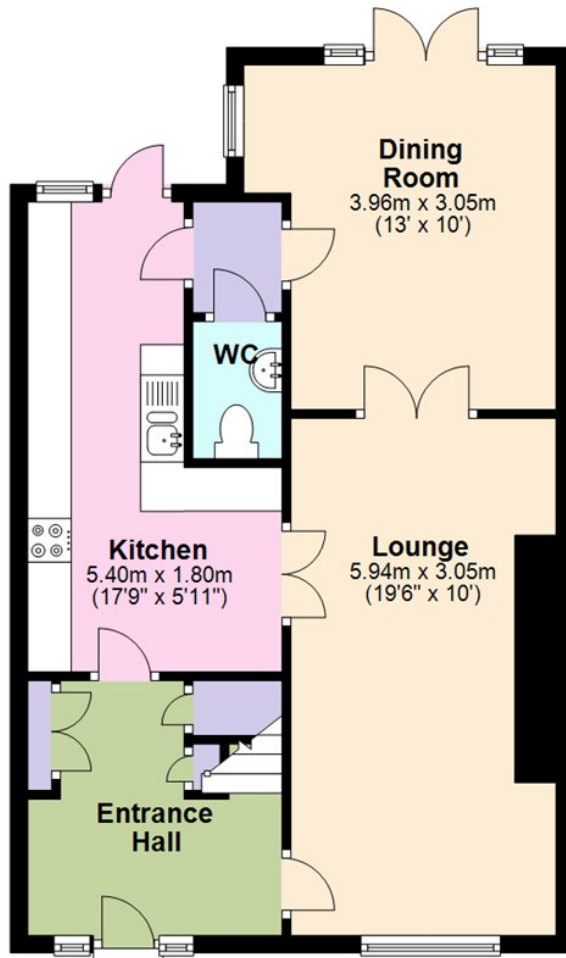
Double glazed frosted window to rear, complimentary wall and floor tiling, panel enclosed bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap and cabinet over, towel rail, dual flush wc, inset spotlights.

#### **Private Driveway**

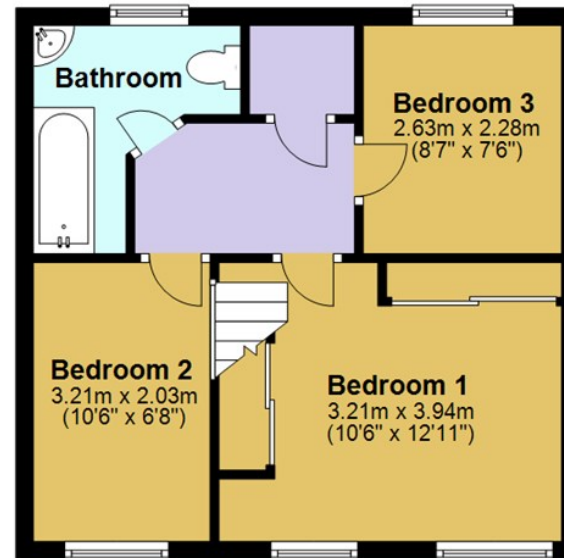
Paved and providing private off street parking for a couple vehicles

#### **Rear Garden**

## Ground Floor




## First Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**mather**  
**estates**  
independent agents



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.

**27 Market Place, Hatfield, Hertfordshire, AL10 0LJ**  
**01707 270777 | [hatfield@matherestates.com](mailto:hatfield@matherestates.com)**