



11 Falcon Close AL10 8QY
£425,000



3



1



2

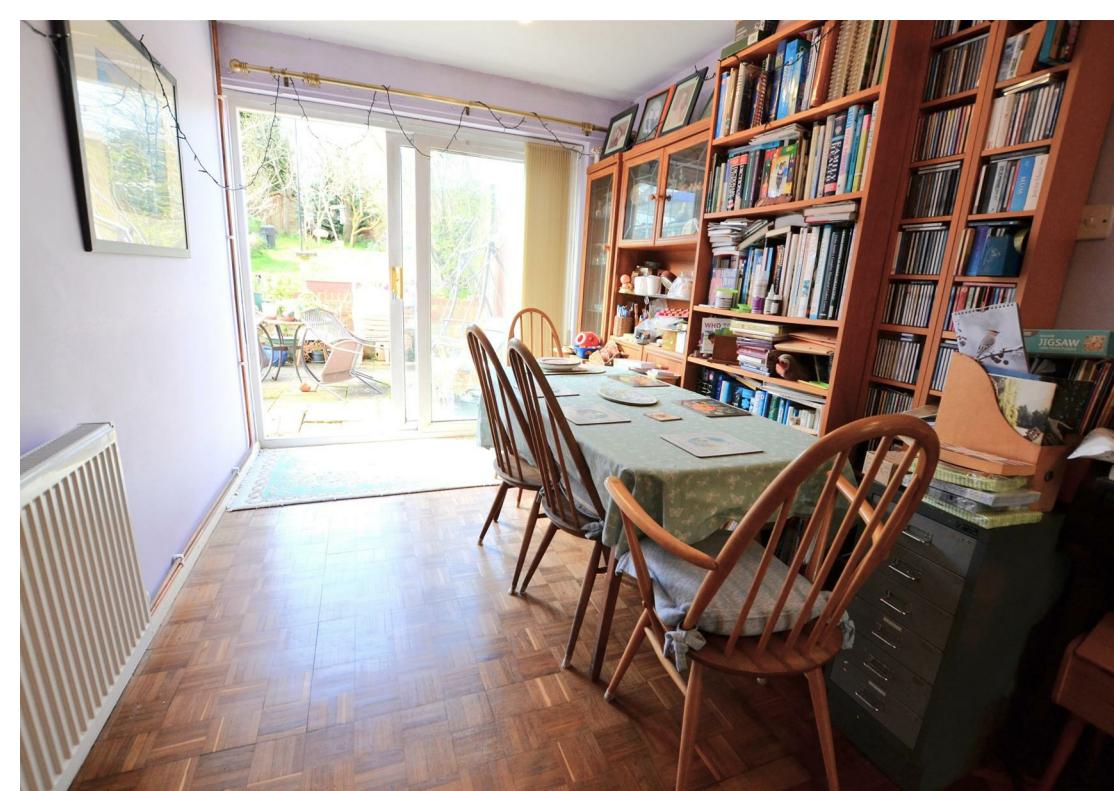
Thoughtfully extended three bedroom family home with en-suite situated in a cul de sac in the ever popular "Birds & Trees" area, within walking distance of numerous schools and the town centre.

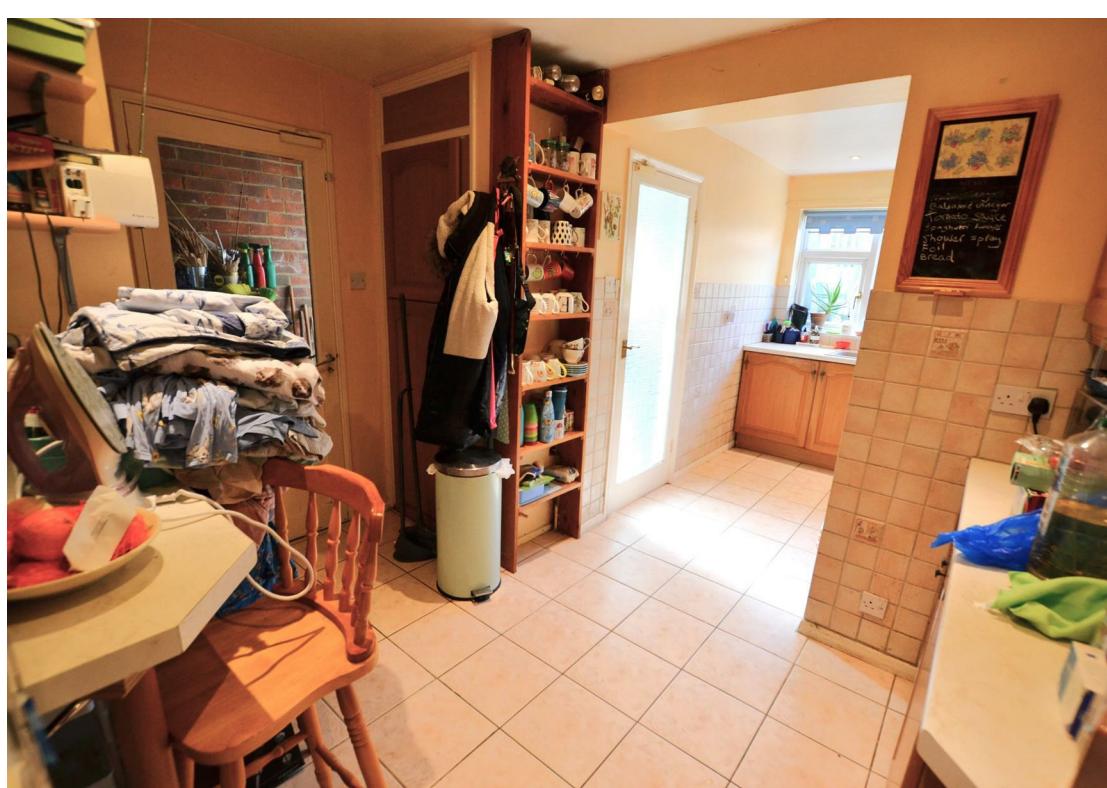
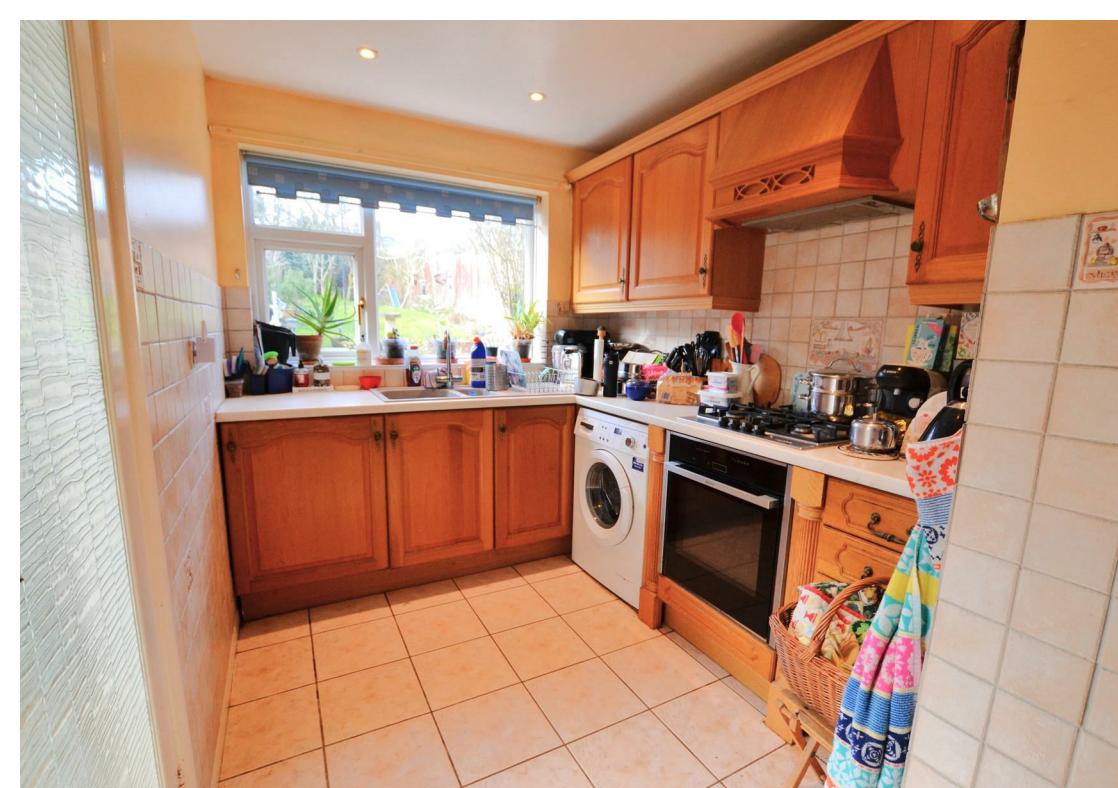
This delightful property has been much improved by the present owner who has lived there for many years, the accommodation briefly comprises of entrance hall, lounge with "Parquet" flooring and a feature fireplace, an extended dining room with patio doors leading to the rear garden, extended kitchen with built in appliances, rear lobby with door to a ground floor wc and door to garden, an extended master bedroom with en-suite shower room, two further bedrooms, one with full width built in wardrobes, family bathroom and a separate wc. The house is double glazed and has gas radiator central with a combination boiler.

The front garden is well established, there is a paved area to the side with double gates leading to a detached garage within the rear garden, please be aware this is not wide enough to fit a car through.

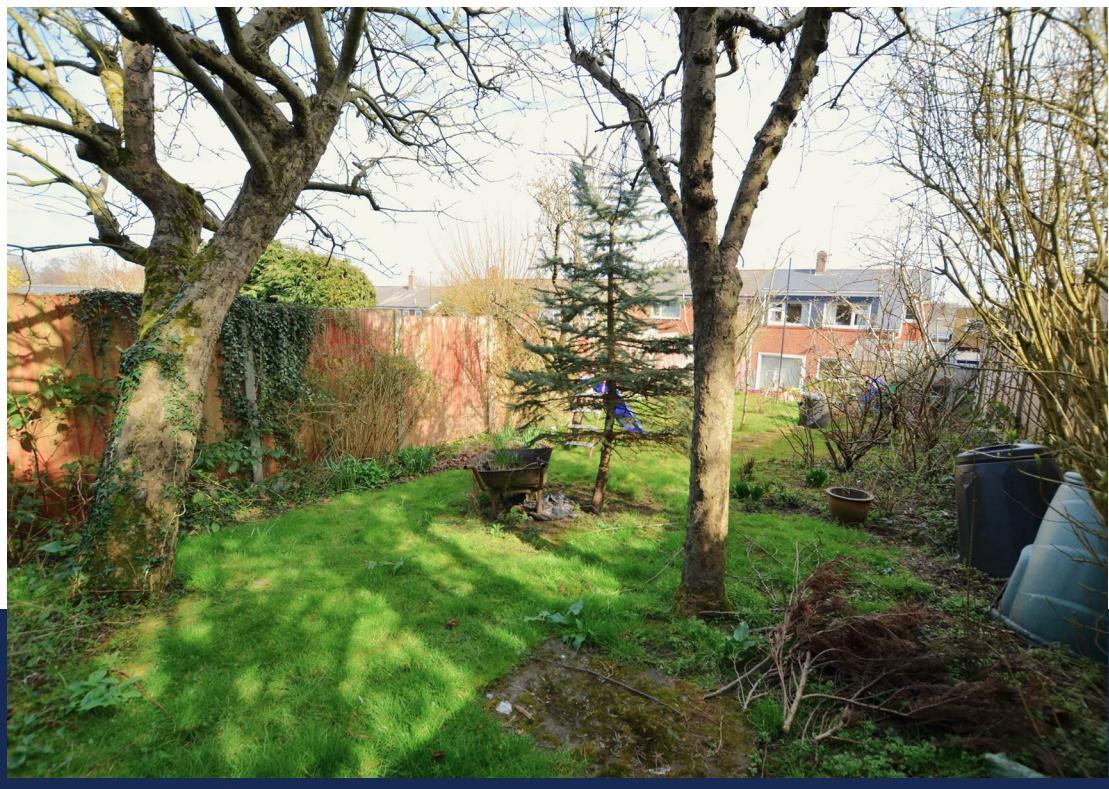
The southerly facing rear garden is a real feature of this home, it has a walled patio with steps up to a lawn, mature flowers and shrubs, various evergreens and fruit trees, and a detached garage.











Entrance Hall

Double glazed windows and door to front, doors to:

Lounge

Feature fireplace with exposed brick and mantel over, parquet flooring, double glazed window to front, radiator

Dining Room

Double glazed patio doors leading to the rear garden, parquet flooring, radiator

Kitchen/Breakfast Room

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, built in gas hob with oven under and extractor hood over, space for fridge/freezer and washing machine, storage cupboard, double glazed door to side passage and window to rear, tiled flooring, door to lobby

Lobby

Double glazed door to side, parquet flooring, door to wc

Ground Floor wc

Wc, wash hand basin with tiled splash back, double glazed window to side, wall and floor tiling

Landing

Doors to:

Master Bedroom

Double glazed windows to rear, radiator, door to en-suite

En-suite

Complimentary wall tiling, shower cubicle with power shower over, pedestal wash hand basin with tiled splash back

Bedroom Two

Double glazed door to balcony and window to front, storage cupboard, radiator

Bedroom Three

Double glazed window to front, built in wardrobes, storage cupboard, radiator

Family Bathroom

Panel enclosed bath with mixer tap, tiled walls, pedestal wash hand basin with mixer tap and tiled splashback, double glazed window to rear

Separate wc

Separate wc, door to landing

Front Garden

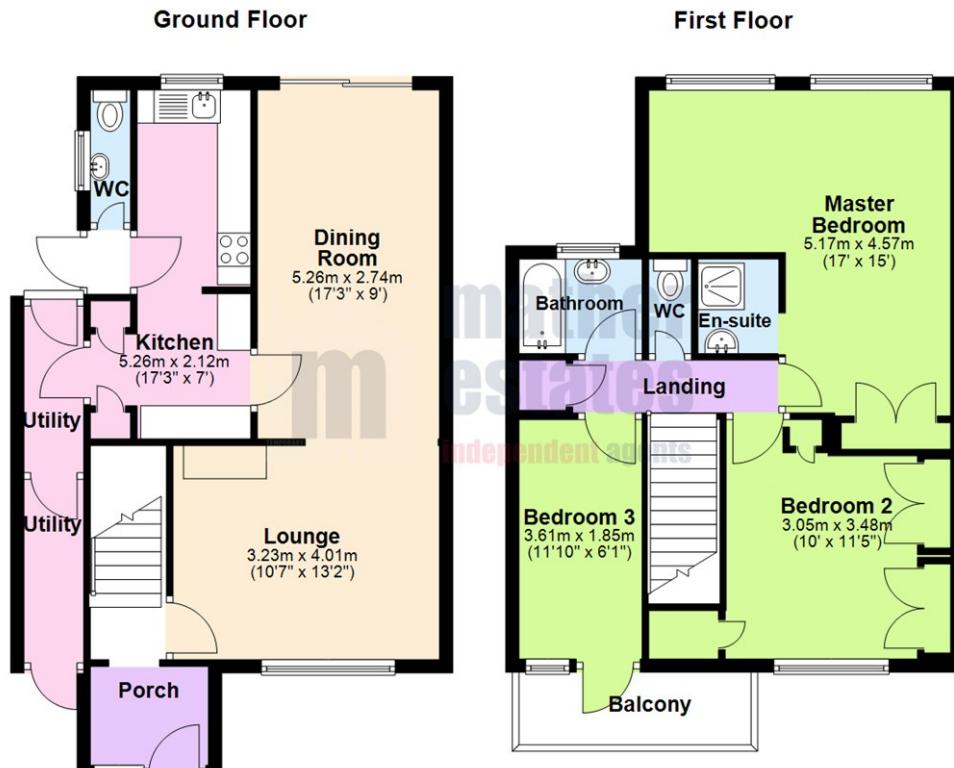
Mature flower and shrub beds, path to front door.

Rear Garden

Accessed via a double gate or directly from the property, walled patio with steps up to a lawn, mature flowers and shrubs, various evergreens and fruit trees, and a detached garage

Detached Garage

Up and over door, personal door to side



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)

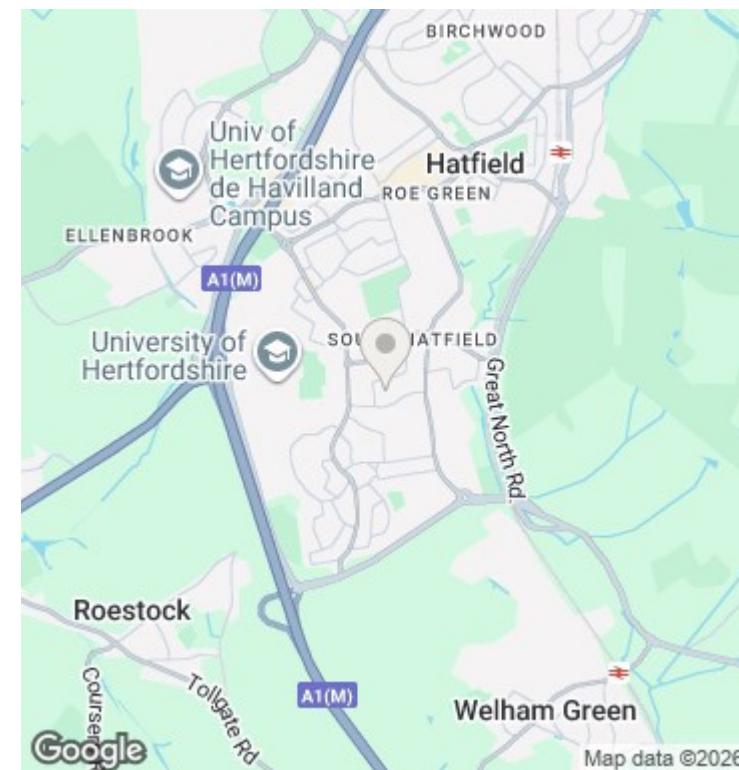
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



**mather
estates**
independent agents

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		
EU Directive 2002/91/EC		
England & Wales	84	71

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		
EU Directive 2002/91/EC		
England & Wales		



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