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Holme Close, Hatfield Garden Village, Hertfordshire AL10 9LQ
Offers In The Region Of £490,000

*** View our interactive video tour ***

Offered with immediate vacant possession and situated in the ever popular Garden Village, within the catchment area of Green Lanes School is this modern three bed detached house. The property is nestled in the corner of a quiet cul de sac and briefly comprises of a spacious reception hall, ground floor wc, living room with doors to the rear garden, high gloss kitchen with appliances, utility room, three bedrooms and a family bathroom to the first floor, gas/solar central heating/water system, double glazed throughout. Outside there is parking for several vehicles, access to the sides of the house via gates lead you to the low maintenance rear garden, there is also a larger than average integral garage. Vacant, no chain Early viewing strongly advised.



Entrance Hall

Radiator, tiled floor with under floor heating, radiator, stairs to first floor, door to:



Ground Floor wc

Dual flush wc, inset wash hand basin with mixer tap, complimentary splash back and cupboard under, tiled floor with under floor heating, radiator, inset spotlights, extractor fan.

Lounge/Diner

16'10" x 13'1" (5.13m x 3.99m)

Double glazed window and doors to the rear garden, television and telephone point, under stairs storage cupboard, inset spotlights, two radiators, tiled floor with under floor heating, door to:



Modern Fitted Kitchen

10'1" x 8'4" (3.07m x 2.54m)

Fitted with a range of white high gloss wall and base units, complimentary work surfaces with concealed lighting, inset sink/drainage with mixer tap, induction hob with stainless steel chimney style extractor hood over, built in double oven and microwave, integrated fridge/freezer and dishwasher, tiled floor with under floor heating, inset spotlights, double glazed window and door to garden, door to:



Utility Room

8'4" x 5'1" (2.54m x 1.55m)

Gas fired central heating boiler, space for washing machine, tiled floor with underfloor heating, inset spotlights, door to garden and door to garage which could be converted to further living space subject to the usual consent.

First Floor Landing

Double glazed window to side, feature glass and wood staircase, doors to:



Bedroom One

13'1" x 9'5" (3.99m x 2.87m)

Double glazed window to front, radiator, television point.



Bedroom Two

12'1" x 9'5" (3.68m x 2.87m)

Double glazed window to rear, radiator, television point.



Bedroom Three

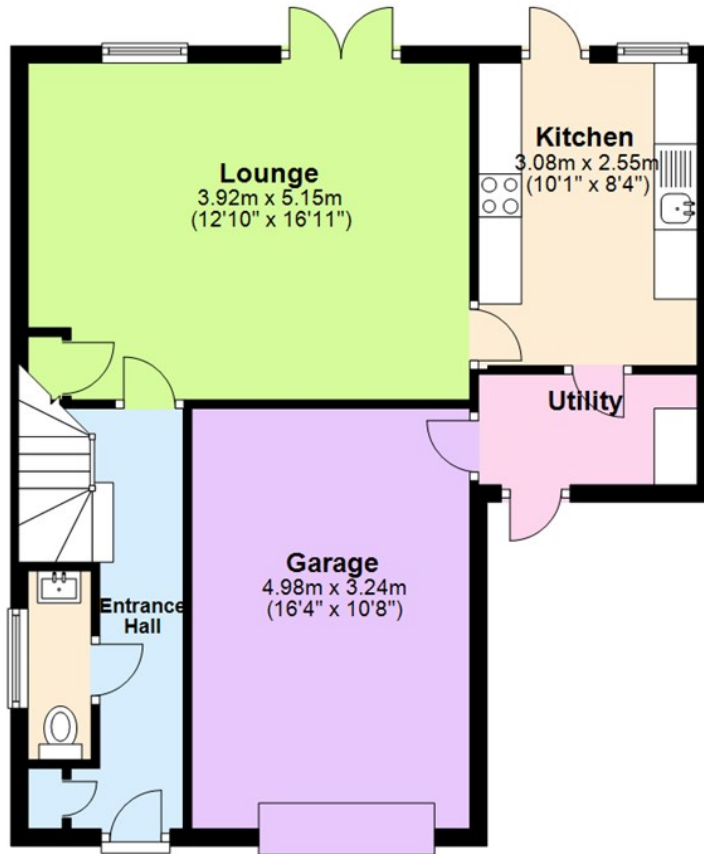
9'6" x 7'1" (2.90m x 2.16m)

Double glazed window to rear, radiator.

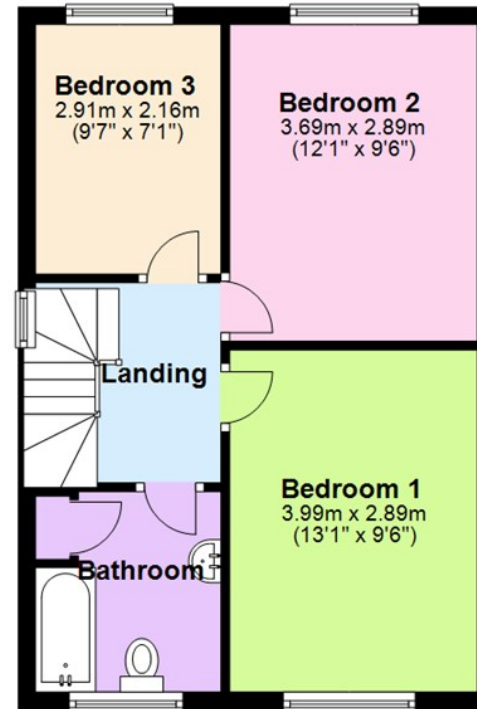
Modern Bathroom

Modern suite comprising of bath with shower attachment and rainfall shower over, glass screen dual flush wc, inset wash hand basin with mixer tap and storage under, complimentary wall and floor tiling, heated towel rail, inset spotlights, extractor fan, double glazed window to front, storage cupboard.

Ground Floor



First Floor

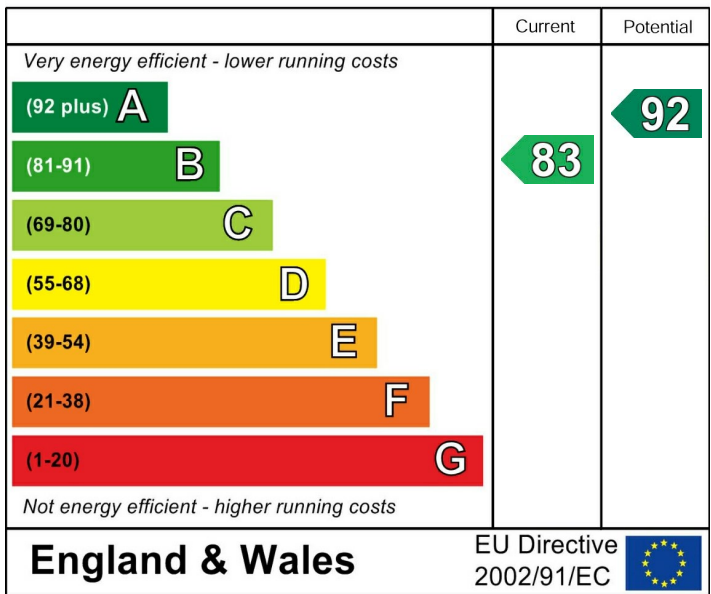




TO
START
GROWING UP
FAMILY
FREEDOM
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PLANNING
FIRST TIME

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

