



Tiger Moth Way, Hatfield, AL10 9LT

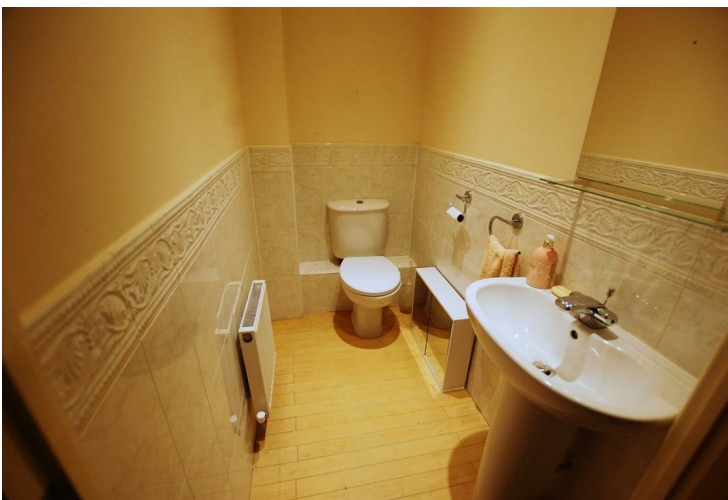
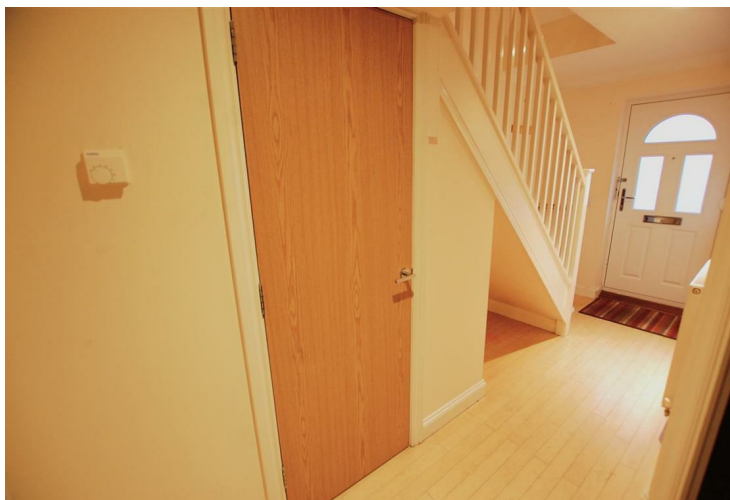
£450,000

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Tiger Moth Way, Salisbury Village

Offered for sale with no onward chain is this recently modernised four bedroom town house overlooking a green/park within the ever popular Salisbury Village, close to "Ellenbrook Fields" which has acres of parkland, Hatfield Business Park and the Galleria shopping and leisure centre are also just a short walk away.

The property briefly comprises of entrance hall, ground floor wc, a refitted kitchen/diner with door to garden, dining room/bedroom four, good size first floor lounge room, and bedroom with built in wardrobes occupy the first floor, the second floor offers a master bedroom with built in wardrobes and refitted en suite, and a further bedroom with built in cupboards and refitted family bathroom. The house is double glazed and has gas radiator central heating. Outside there is a southerly facing rear garden with decking. Adjacent to the house is a garage with two parking spaces in front. Just a short walk away is Howe Dell Primary School which has an "Outstanding" Ofsted report, the University of Hertfordshire and access to major road links (A1M, M25 and A414) are also close by..







Entrance Hall

Double glazed entrance door, stairs to first floor, under stairs cupboard, wood effect flooring, radiator, telephone point, doors to:

Ground Floor Wc

Low level wc, wash hand basin, part tiled walls, wood effect flooring, radiator, extractor fan.

Bedroom Four/dining room

10'8" x 8'1"

Double glazed window to front, radiator.

Refitted Kitchen

14'11" x 11'1"

Double glazed window and doors to rear, Refitted with a range of wall and base units, complimentary work surfaces, inset ceramic 1 & 1/2 bowl sink/drain unit with mixer tap, space for range oven with extractor hood over, integrated washing machine and dishwasher, space for fridge freezer, wood effect flooring.

First Floor Landing

Double glazed window to front, radiator, stairs to second floor, doors to:

Lounge

14'11" x 13'3"

Two double glazed windows to rear, feature fireplace with stone surround and hearth, wooden display mantle, telephone and television point, two radiators.

Bedroom Two

12'8" x 9'

Double glazed window to front, built in wardrobe, radiator.

Second Floor Landing

Access to loft, doors to:

Bedroom One

13'3" x 12'8"

Two double glazed windows to rear, built in wardrobes, radiator, television and telephone points, door to:

Refitted En Suite

Fully tiled shower cubicle with power shower, wash hand basin with mixer tap and tiled splash back, dual flush wc, shaver point, extractor fan, heated towel rail.

Bedroom Three

12'10" x 8'1"

Double glazed window to front, built in cupboards, radiator.

Refitted Family Bathroom

Double glazed window to side, Refitted suite comprising of panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, shaver point, extractor fan, heated towel rail.

Loft

Part boarded with lights and retractable ladder

Rear Garden

Decked patio area to the immediate rear, lawn area, flower and shrub beds, mature shrubs and evergreens, fenced to boundaries, light, water tap, gate to the rear leading to the garage and private driveway.

Front

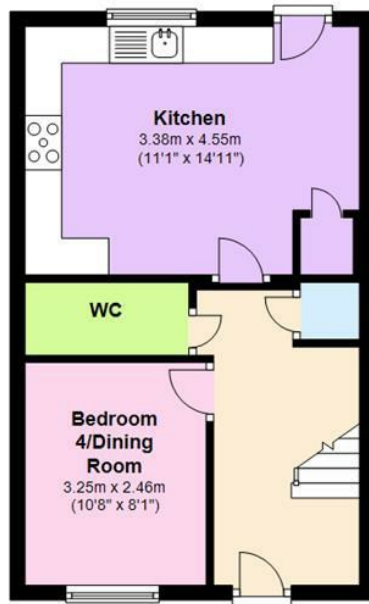
Steps up to front door metal balustraid. .

Garage

Situated to the side of the property and accessed from the bottom of the garden, up and over door

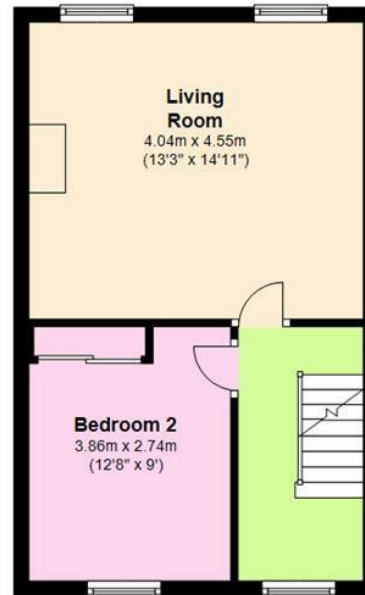
Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



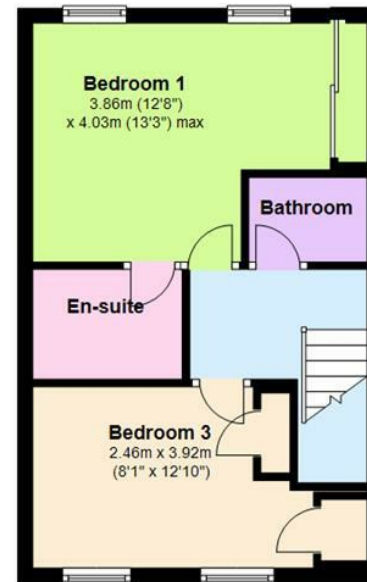
First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Second Floor

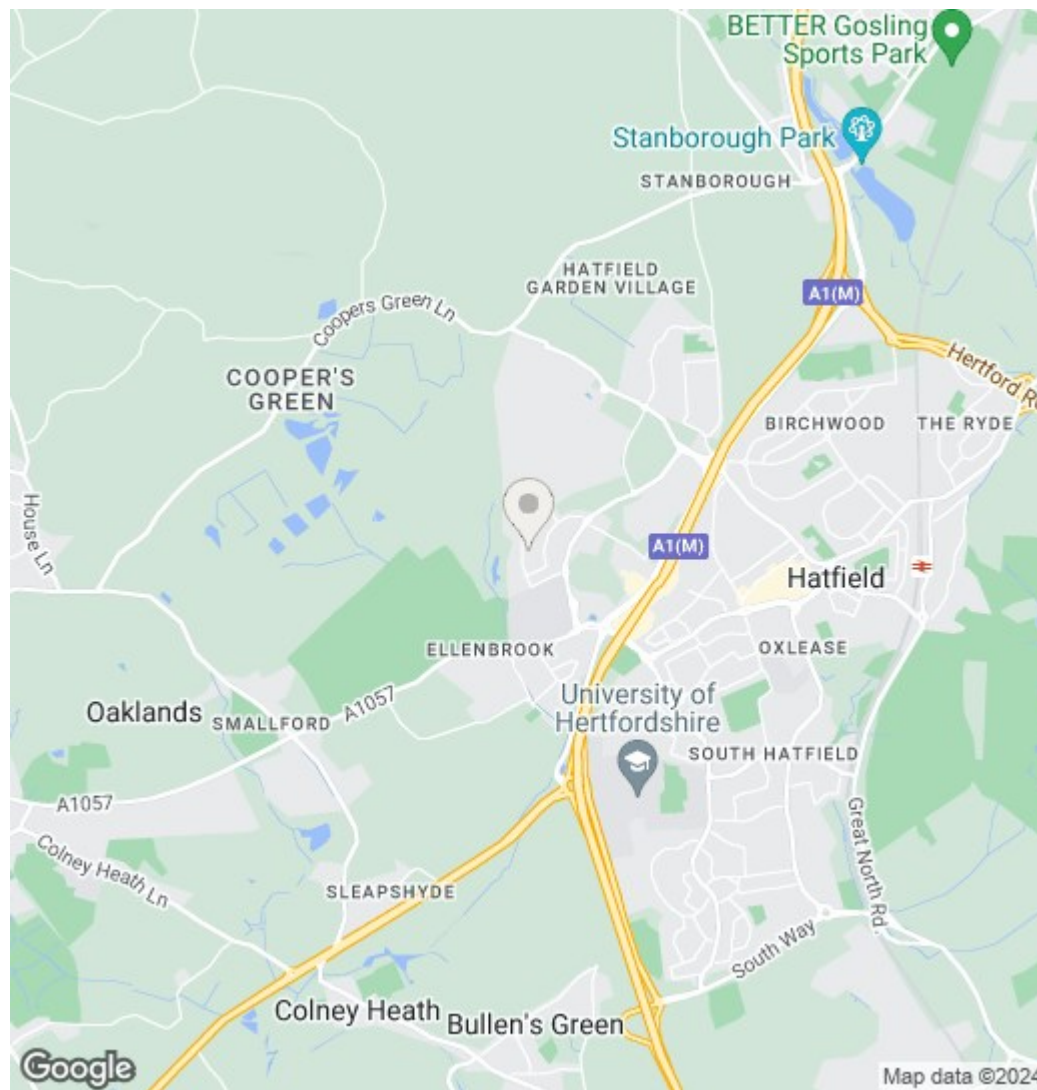
Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 104.2 sq. metres (1121.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com