



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

30 The Sidings AL10 9SR  
Guide Price £425,000

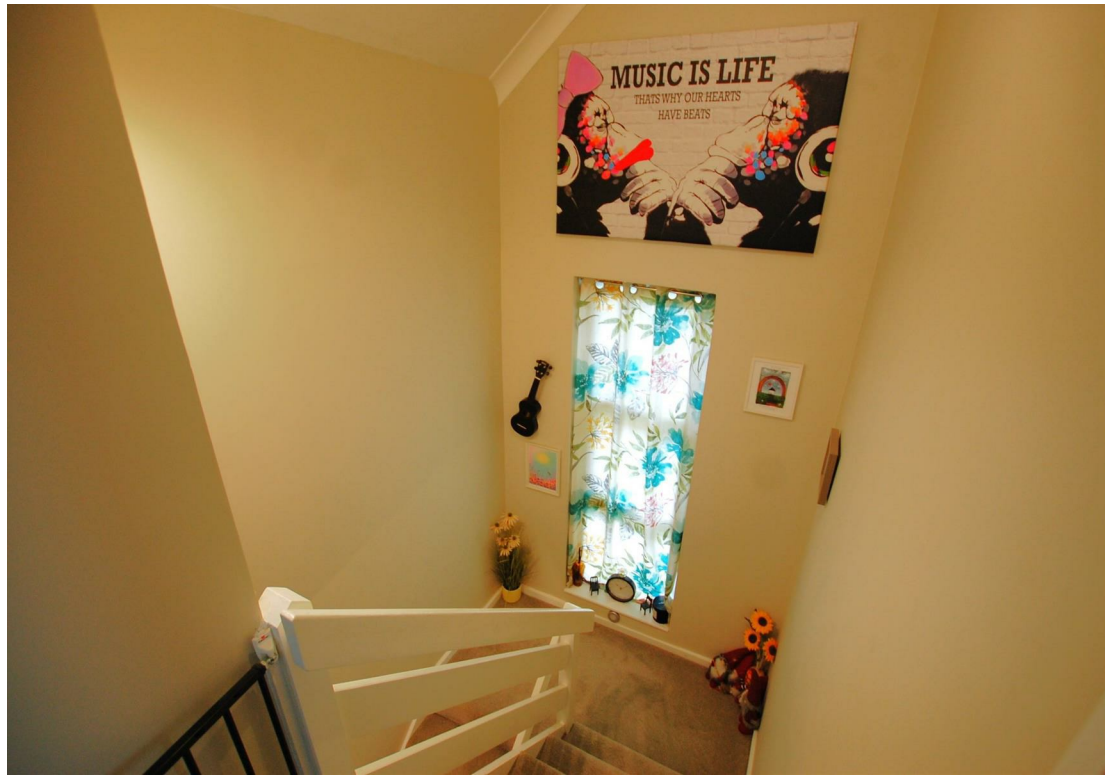
 3  2  1

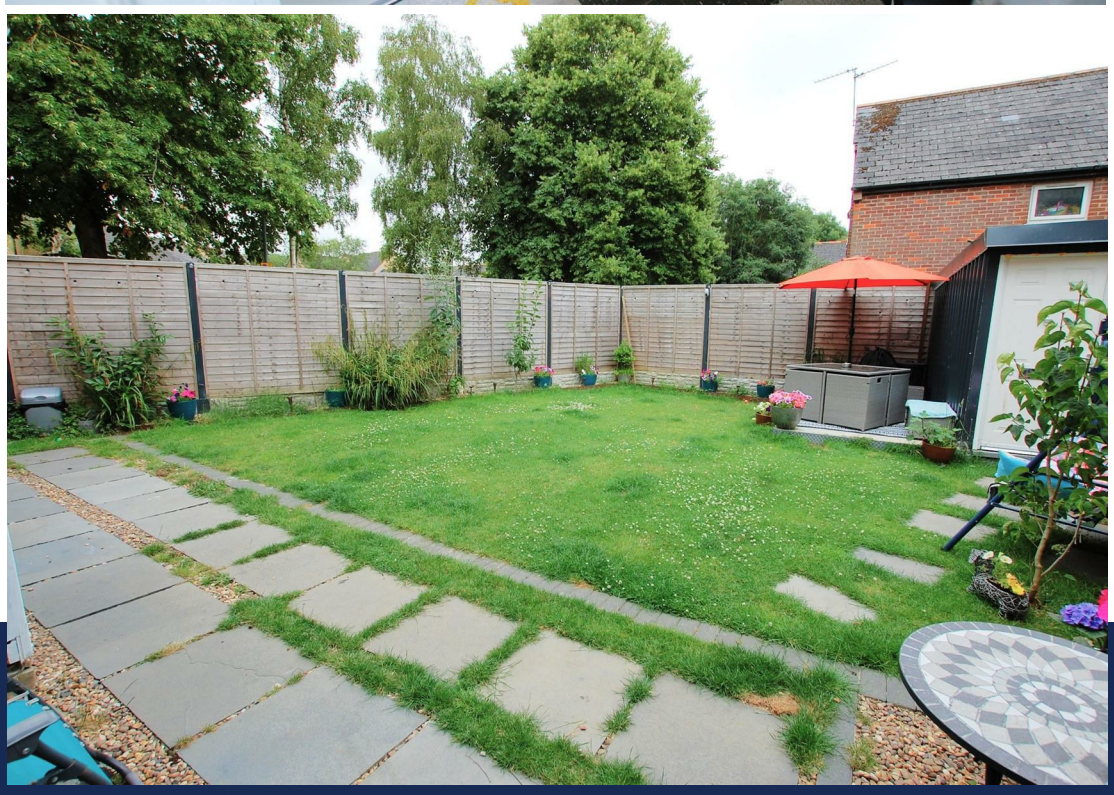
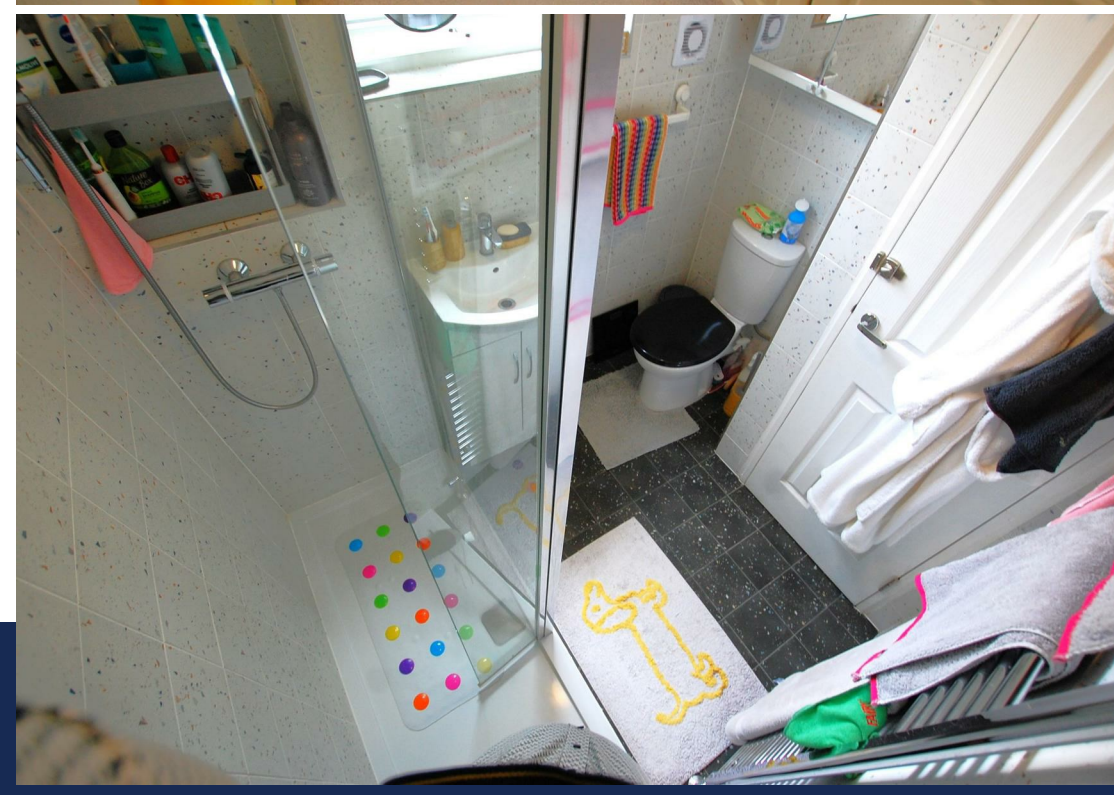
Guide Price £425,000-£440,000

Situated in a leafy cul de sac in the sought after "Ellenbrook" area is this modernised three bedroom semi detached family home. This delightful property has been much improved by the present owners and now comprises of entrance hall, a refitted ground floor shower room/wc, lounge with patio doors to the rear garden, a dual aspect refitted kitchen/dining room with built in appliances, three good size first floor bedrooms and a refitted shower room/wc. There are also two large storage cupboards on the landing. The house is double glazed and has gas radiator central heating. Outside there is a good size low maintenance garden to the rear and small private garden area to the front. Early viewing advised, please call 01707 270777











#### Entrance Hall

Entrance door to front, radiator, stairs to first floor with storage under, wood effect flooring, central heating thermostat, door to kitchen/diner and door to:

#### Refitted Shower room/wc

Refitted suite comprising of shower cubicle with glazed door, vanity wash hand basin with mixer tap and storage under, dual flush wc, chrome effect heated towel rail, complimentary tiling to dado height, tiled floor, extractor fan, double glazed window to front.

#### Dual Aspect Refitted Kitchen/dining Room

17' 6 x 12'

Refitted with a range of wall and base units, complimentary work surfaces with concealed lighting and tiled splash backs, inset thermoplastic sink/drainage with mixer tap, built in five ring hob with chimney style extractor hood over, built in oven, plumbing for washing machine and dishwasher, space for fridge/freezer, wood effect flooring, radiator, wood effect flooring, double glazed windows to front and rear. double glazed door to rear garden and double doors to lounge.

#### Lounge

11'9 x 11'6

Double glazed patio doors leading to the rear garden, radiator, wood effect flooring.

#### Landing

Double glazed picture window to side, cupboard housing combination boiler, further walk in storage cupboard, doors to:

#### Bedroom One

11'8 x 9'10

Dual aspect room with double glazed windows to side and rear, radiator, air conditioning unit.

#### Bedroom Two

11'8 x 8'7

Double glazed windows to rear, radiator, access to loft.

#### Bedroom Three

11'8 x 6'8

Double glazed window to rear, radiator.

#### Refitted Shower Room/wc

Refitted suite comprising of double shower with glazed partition, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling, chrome effect heated towel rail, extractor fan, double glazed window to front.

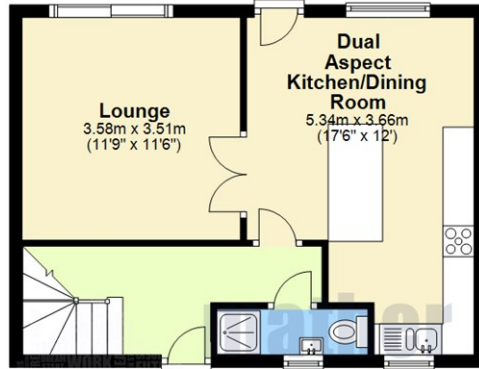
#### Front Garden

Small flower and shrub bed, storage cupboard, path to front door.

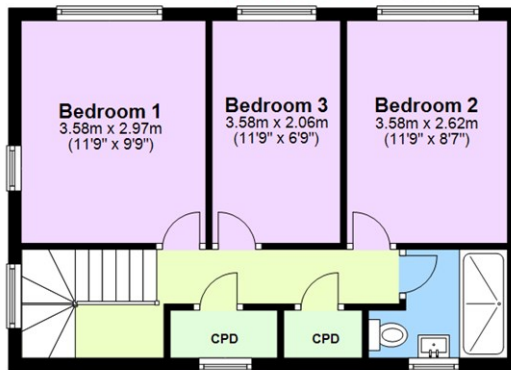
#### Rear Garden

secure low maintenance garden with patio to the immediate rear extending to a lawn, further patio at the foot of the garden, water tap, lighting, gate giving access to the side/front, storage shed/potential home office, just needs finishing off internally.

**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.  
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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 CO <sub>2</sub> 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 CO <sub>2</sub> 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.

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