







**FANTASTIC OPPORTUNITY TO PURCHASE A DECEPTIVELY SPACIOUS THREE BEDROOM HOME ON MILE END AVENUE IN HATFIELD.** A pleasant location which is within easy reach of all Hatfield's amenities and an early viewing is highly recommended. The property is nicely presented throughout and has been extended to the rear to provide further living accommodation. It briefly comprises of entrance hallway, living room, ground floor bathroom, extended kitchen/diner, conservatory, stairs to the first floor landing, three bedrooms, front garden, driveway with car port, single garage and rear garden. **AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

6' 2" x 5' 8" (1.88m x 1.73m) This delightful property is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed frosted window, radiator, stairs to the first floor landing, coving to the ceiling and a telephone point.

#### **LIVING ROOM**

16' 0" x 12' 10" (4.88m x 3.93m) Fabulous bright reception space with front/side facing double glazed windows, radiator, coving and a coal effect gas fire with feature decorative surround.

#### **BATHROOM**

5' 4" x 6' 1" (1.65m x 1.87m) Accessed from the entrance hallway with three piece suite comprising of low flush WC,





wash hand basin, bath with shower attachment, shower curtain rail mounted above, tiled walls, tiled flooring, radiator and side facing double glazed frosted window.

### KITCHEN

10' 0" x 9' 3" (3.07m x 2.82m) Extended kitchen space with open access to the extended diner at the rear, fitted kitchen units at both eye and base level, work surfaces five ring gas hob, extractor hood above, electric double oven, space for fridge, space for freezer, partially tiled walls and two storage cupboards beneath the stairs.

### EXTENDED DINER

11' 3" x 6' 11" (3.45m x 2.12m) Lovely additional kitchen/dining space with further matching kitchen units, work surfaces incorporating a single and half bowl sink with drainer, plumbing for a washing machine, plumbing for a dishwasher, partially tiled walls, radiator, side facing double glazed window and rear facing double glazed sliding doors to the conservatory.

### CONSERVATORY

8' 2" x 8' 6" (2.49m x 2.61m) Further reception space with side facing double glazed door to the garden, side/rear facing double glazed windows and laminate flooring.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

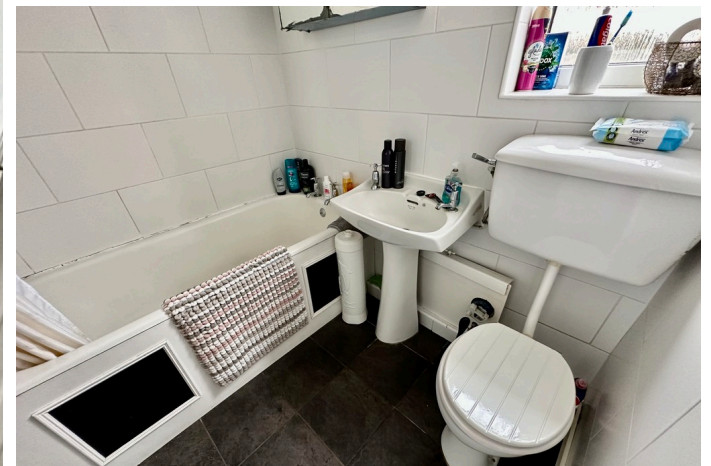
7' 9" x 5' 10" (2.37m x 1.80m) Providing access to all bedrooms and a loft access point.

### BEDROOM

15' 7" x 9' 3" (4.76m x 2.82m) Fantastic double bedroom with front facing double glazed window and radiator.











### **BEDROOM**

7' 10" x 14' 9" (2.41m x 4.52m) Further spacious bedroom at the rear of the property with two double glazed windows to the side/rear and a radiator.

### **BEDROOM**

7' 9" x 8' 7" (2.37m x 2.62m) Third bedroom is also positioned at the rear of the property with rear facing double glazed window and a radiator.

### **FRONT GARDEN**

Wall enclosed gravelled/pebbled area.



### **DRIVEWAY & CAR PORT**

Gated access to the driveway providing off street parking and car port is attached to the property.

### **GARAGE**

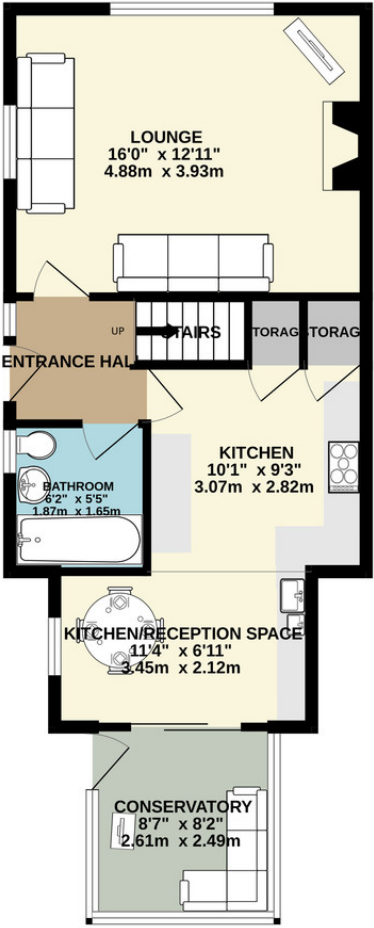
Single garage with up and over door and further side access door.

### **REAR GARDEN**

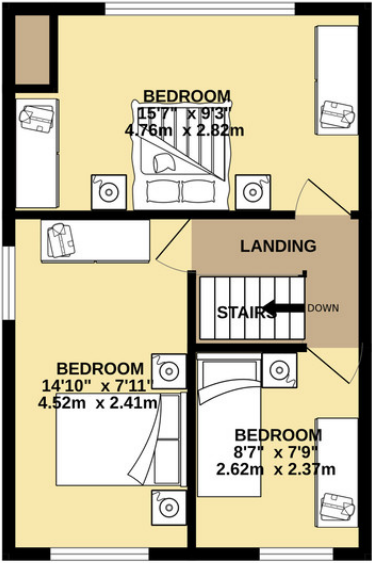
Small wall/fence enclosed garden with side access gate to the driveway, paved area and shed included.



GROUND FLOOR  
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		