



Lavender Close, Hatfield



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**Guide price £425,000**

- Excellent condition
- Close to Business Park
- Short drive to A1(M)
- Private rear garden
- Off street parking
- Garage
- Freehold
- EPC rating C



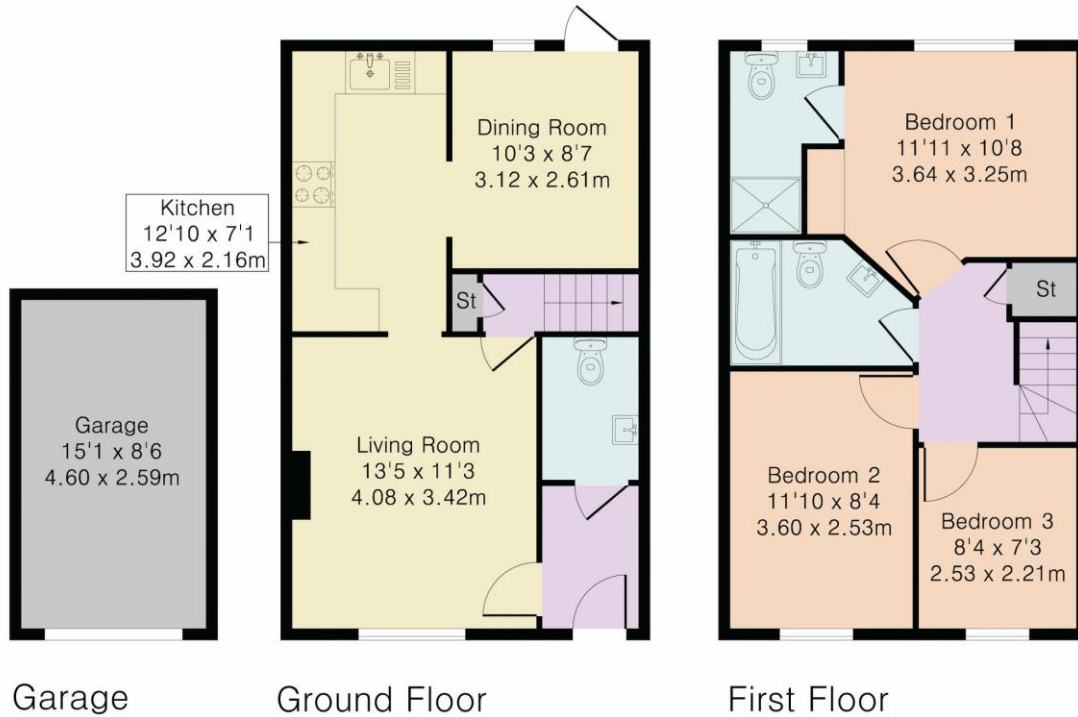
This is a fantastic opportunity to purchase a very well presented and proportioned 3 bedroom terraced house located in a sought-after area of Hatfield, close to the Business Park and a short drive to the A1(M) motorway.

The property has a fresh, homely feel. Approaching the house, there is a well-maintained garden and pathway before stepping through the front door into a hallway, which leads onto a downstairs WC and bright & airy lounge. The kitchen then follows with modern appliances and ample storage above and below the worktop in addition to the dining area which leads onto a rear garden. The first floor presents two double bedrooms and one single with en-suite shower room to master. An airing cupboard and sizeable family bathroom with neutral 3-piece suite also feature. Externally the house enjoys an easy-to-maintain rear garden and to the front, a garage with separate parking space. No upper chain.





Approximate Gross Internal Area 972 sq ft – 90 sq m  
 Ground Floor Area 422 sq ft – 39 sq m  
 First Floor Area 422 sq ft – 39 sq m  
 Garage Area 128 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



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