



**3 Bed  
House - Semi-Detached  
located in Hatfield**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



# Oaklands Wood

## Hatfield

### AL10 8LU



£475,000

Offered CHAIN FREE and rarely available is this 3-bedroom semi-detached home in a private cul-de-sac with easy access to all local amenities and popular schools. The ground floor comprises of lounge/diner, kitchen, and cloak room. The first floor has three bedrooms, one with en-suite plus family bathroom. Externally there is an attractive rear garden and to the front is a driveway with access to the garage. VIEWINGS BY APPOINTMENT ONLY

Composite front door with two glazed obscure glass panels. Opens into

#### HALLWAY

Turn flight of stairs to first floor. Radiator. Doorway through to

#### CLOAKROOM

Features close coupled W.C. in white. Corner mounted wash hand basin in white with singular taps. Part tiled walls. Recessed wall mounted consumer unit. White UPVC double glazed obscure glass window to front.

#### LOUNGE

Coving to ceiling. Double radiator. Under stairs storage cupboard. White UPVC double glazed window to front. Open aspect leading through to

#### DINING ROOM

Coving to ceiling. Single radiator. Double glazed sliding patio doors to rear.

#### KITCHEN

Features range of wall, drawer and base units in light wood effect with complementing working surfaces above and tiled splashbacks. Integrated Whirlpool oven (not in use) with 4-ring gas hob above with concealed extractor. One and a half bowl sink with drainer and mixer tap. Space for washing machine. Space for dishwasher. Space for fridge / freezer. Wall mounted Potterton boiler concealed within kitchen unit. Single radiator. White UPVC double glazed window to rear.

#### FIRST FLOOR LANDING

Single radiator. Access to loft via dropdown ladder with lighting. Airing cupboard with rack shelving and hot water cylinder.

#### BEDROOM ONE

Single radiator. Separate storage cupboard with double doors and shelving / hanging rails. White UPVC double glazed window to front. Doorway through to

#### EN-SUITE SHOWER ROOM

Features corner shower cubicle with glazed panelling. Wall mounted Mira shower. Sink set within vanity unit with singular taps and storage cupboards below. Close coupled W.C. Radiator. White UPVC double glazed obscure glass window to front.

#### BEDROOM TWO

Single radiator. White UPVC double glazed window to rear.

#### BEDROOM THREE

Single radiator. White UPVC double glazed window to rear.

#### BATHROOM

Features white suite comprising bath with mixer tap and handheld shower attachment. Pedestal sink with singular taps. Close coupled W.C. Single radiator. Ceiling mounted extractor, Part tiled walls. White UPVC double glazed obscure glass window to side.



#### **REAR GARDEN**

38' x 25' approx

Accessed from dining room. Lead out on to a block paved and gravelled patio area. Outside tap. Outside lighting. Covered pergola. Garden itself is attractively planted with central lawn section and established mixed borders. Courtesy door with access to

#### **GARAGE**

Power and lighting. Up and over door to front of property.

#### **FRONT OF PROPERTY**

Block paved driveway with approach to garage accessed via up and over door. Established planting immediately to front of property. Concealed gas and electricity meters. Pathway leading to front door with external courtesy lighting.

Tenure - Freehold. Council tax band E - Welwyn and Hatfield Council.

#### **Property Information**

We believe this information to be accurate, but it cannot be







guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







**2 Oaklands Wood, Hatfield, AL10 8LU**





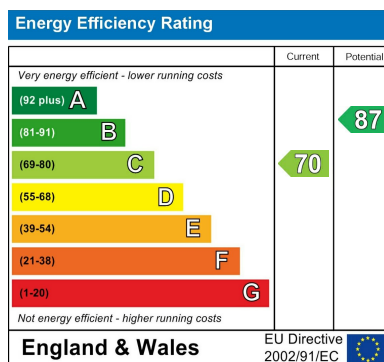


## Oaklands Wood, Hertfordshire AL10

Total Area: 80.8 m<sup>2</sup> ... 870 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

# Duncan Perry



## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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