



Manor Road, Hatfield, AL10 9LJ

House - Semi-Detached | 3 Bedrooms

£450,000 Freehold

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## Entrance Porch

Accessed via a part glazed wooden door. Double glazed windows to front and side and frosted aluminium double glazed door leading to:

## Entrance Hall

Stairs rising to first floor with cupboard under housing meters and board. Frosted window into porch, radiator and doors to:

## Lounge

12'1" x 9'10"

Double glazed bay window to front. Radiator.

## Dining/Family Room

20'11" x 9'10" max, 7'5" min

Fireplace with electric fire, wooden mantle and marble effect hearth. Two radiators. Patio door opening onto rear garden and glazed window into kitchen.

## Kitchen

16'9" x 6'5" max, 5'5" min

Comprising a range of wall and base units with work surfaces over, single bowl single drainer sink unit with mixer and splash back tiling. Gas cooker connection with filter over, plumbing for washing machine, space for tumble dryer and upright fridge/freezer. Under stairs storage cupboard and double radiator, Two double glazed windows to side and double glazed window and door to rear.

## Landing

Double glazed window to side. Access to loft and doors to:

## Bathroom

Comprising a panel enclosed bath with splash back tiling. Low level WC and pedestal wash hand basin. Single radiator and frosted double glazed window to rear.

## Bedroom One

12'5" x 9'3"

Double glazed bay window to front. Single radiator and fitted wardrobes.

## Bedroom Two

10'11" x 8'0"

Double glazed window to rear. Fitted cupboards one housing cylinder. Shelving units and radiator.

## Bedroom Three

7'2" x 6'3"

Double glazed window to front. Radiator.

## Exterior

### Front Garden

Shared driveway to garage. Remainder laid to lawn with shrubs providing scope for further parking in the future subject to any necessary consents.

### Rear Garden

Paved patio area and path to rear. Gated access to side and remainder lawn with range of shrubs and flow beds. Cold water tap.

### Garage


Brick built with metal up and over door. Two windows and personal door to side.

### Tenure

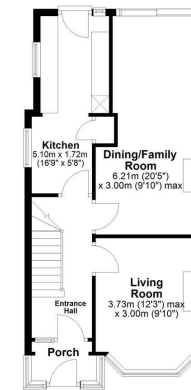
Freehold

### Viewings

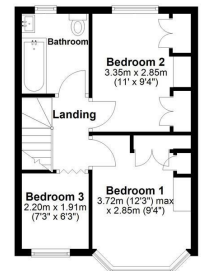
Please contact Larkham & Pike on 01707 260707.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 47.1 sq. metres (506.9 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.1 sq. feet)

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