



Robins Way, Hatfield, AL10 9QQ

House - Mid Terrace | 3 Bedrooms

£295,000 Freehold

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Entrance Hall

Double glazed door to front, radiator, stairs leading to first floor and door to lounge.

Lounge

Double glazed window to front & double glazed window and door to rear. Feature fire place with gas back boiler, door to kitchen.

Kitchen

Fitted kitchen comprised from a range of wall & base mounted units with rolled edge work surfaces over. Inset one and a half bowl composite sink with drainer & mixer tap. Space for free standing fridge freezer, gas cooker & plumbing for under counter washing machine. UPVC double glazed window & door to rear

Utility Room

Fitted worktops with space for fridge/freezer. Radiator, electric consumer board, gas and electric metres. Under stairs storage and UPVC double glazed door to rear.

Landing

Storage cupboard & doors to:

Bedroom One

UPVC double glazed window to front, radiator & built in cupboard.

Bedroom Two

UPVC double glazed window to front, airing cupboard with hot water tank. Built in wardrobe & radiator.

Bedroom Three

UPVC double glazed window to rear garden, built in cupboard & radiator.

Bathroom

Comprising a panel enclosed white bath with shower mixer over. Vanity wash hand basin. Tiled walls and frosted double glazed window to rear.

WC

Double glazed window to rear and low level WC.

Rear Garden

Patio area. remainder laid to lawn with shrub border.

Front Garden

Driveway to front.

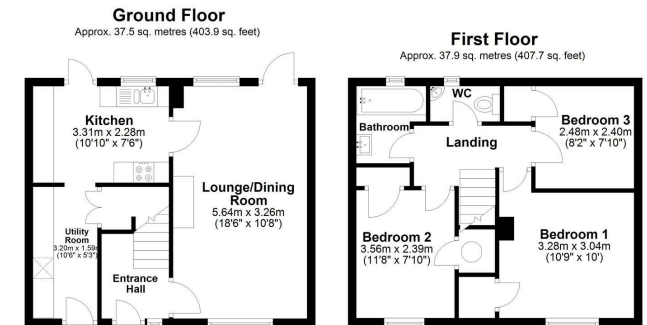
Tenure

Freehold

Viewings

Please contact Larkham & Pike on 01707 260707.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

Sketch layout only.
This plan is not drawn to scale and is for identification purposes only. Produced for Larkham & Pike Estate Agents.
Plan produced using PlanUp.