



Homestead Road, Hatfield, AL10 0QN

House - Semi-Detached | 3 Bedrooms

£525,000 Freehold

**LARKHAM
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Entrance Porch

Accessed via leaded light glazed wooden framed door with matching side panels.

Entrance Hall

Accessed via frosted glazed wooden framed door. Stairs rising to first floor with cupboard under housing meters and board. Panelled radiator and doors to:

Living Room

Leaded light double glazed bay window to front and double radiator. Feature living flame effect electric fire and archway to:

Dining Room

Radiator, wall light points, double glazed window and double glazed sliding patio doors opening to conservatory.

Kitchen

Comprising a range of wall and base units with work surfaces over and splash back tiling. One and a half bowl single drainer sink unit with mixer tap, four ring gas hob, single cavity oven under and concealed filter over. Plumbing for washing machine, under counter fridge and freezer and recess for microwave. Tiled floor and recessed spotlights. Frosted double glazed window to side and and glazed wooden stable style door and window opening onto:

Conservatory

L-shaped with double glazed windows and sliding doors opening onto patio. Wooden framed Perspex units to sides and ceiling and wooden door opening onto side alleyway. Radiator.

Landing

Frosted double glazed window to side. Access to boarded loft and doors to:

Bathroom

Comprising a panel enclosed enamel bath with shower/mixer over and separate shower unit. Tiled walls and panelled radiator. Pedestal wash hand basin and low level WC. Two frosted double glazed windows to rear.



Bedroom One

Leaded light double glazed bay window to front. Radiator and fitted wardrobes to one wall with mirrored sliding doors.

Bedroom Two

Double glazed window to rear. Radiator and fitted wardrobes to one wall with sliding doors.

Bedroom Three

Leaded light double glazed window to front, radiator and over stairs cupboard with sliding doors housing wall mounted gas boiler.

Exterior

Front Garden

Laid to lawn with shrub borders. Pathway to porch and side access to conservatory.

Rear Garden

South Westerly aspect. Curved patio stepped down to lawn with flower and shrub borders. Path to rear providing access to rear shed and garages

Garages

Accessed via service road to rear of property from either Heathcote or Birchwood Ave and Hardstanding in front of garages.

Tandem brick built garage with metal up and over door. Light and power.

Additional wooden garage with wooden double doors, light and power.

Tenure

Freehold

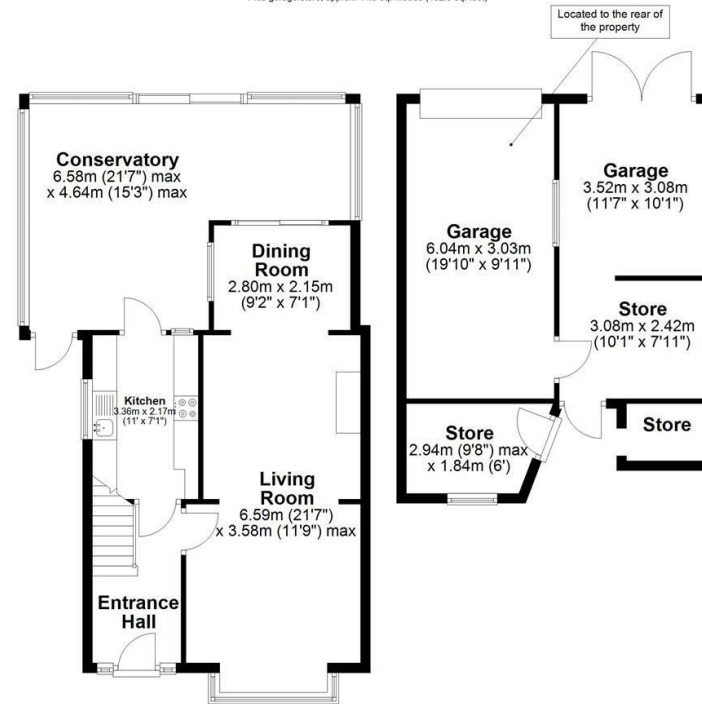
Viewing

Strictly through Larkham & Pike Estate Agents on 01707 260707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Main area: approx. 68.6 sq. metres (738.0 sq. feet)
Plus garage/store, approx. 44.9 sq. metres (482.8 sq. feet)



Main area: Approx. 106.2 sq. metres (1143.2 sq. feet)

Plus garage/store, approx. 44.9 sq. metres (482.8 sq. feet)

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

First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)

