



St. Audreys Close, Hatfield, AL10 8UW

House | 3 Bedrooms

£375,000 Freehold

**LARKHAM**  
**PIKE** &

[www.larkhamandpike.co.uk](http://www.larkhamandpike.co.uk)



## Porch

Double glazed door and windows.

## Entrance Hall

Door to front, Stairs to first floor and doors to all rooms.

## Shower Room

Low level WC, tiled shower cubicle with bi-folding door, wash hand basin and double glazed window to front.

## Kitchen/Dining Room

15'8" x 8'6"

Fitted kitchen with a range of ball and base mounted cupboards with built in double oven, electric hob and extractor hood over. Inset one and a half bow ceramic sink unit. Plumbing for washing machine and dish washer and space for tumble dryer. Tiled floor, radiator and double glazed window to front.

## Lounge

10'4" x 17'9"

Radiator and double glazed window and door to rear.

## Landing

Doors to all rooms and loft access

## Bedroom One

11'6" x 13'1"

Double glazed window to front and radiator.

## Bedroom Two

12'11" x 11'6"

Double glazed window to rear and radiator.

## Bedroom Three

9'5" x 8'8"

Double glazed window to rear and radiator.

## Shower Room

Curved shower cubicle with mixer shower, vanity wash hand basin and low level WC. Heated towel rail and double glazed frosted window to rear.

## Front Garden

Gravelled area with shrubs and path to front door.

## Rear Garden

Paved with flower beds and shrubs.

## Tenure

Freehold

## Viewings

Please contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

