



Heathcote Avenue, Hatfield, AL10 0RQ

House - Terraced | 2 Bedrooms

£365,000 Freehold

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk



Entrance

Accessed via a composite front door with fixed glazed panel over and arched storm porch. Stairs rising to first floor, single radiator and sliding door to:

Lounge

Double glazed bay window to front and radiator. Fitted storage cupboards, opening for fireplace with tiled hearth and sliding door to:

Kitchen/Dining Room

Comprising a range of wall and base mounted cupboards and drawers finished with shaker style fronts with quartz work surfaces over with upstands and inset Belfast sink with mixer tap. Two Integrated single ovens, five ring gas hob, decorative splash back tiling and extractor over. Integrated wine cooler, space and plumbing for washing machine and space for fridge/freezer. Recessed spotlights, radiator and understairs cupboard. Concealed wall mounted boiler and double glazed window and French doors opening onto rear garden.

Landing

Access to loft and doors to:

Bathroom

Comprising a freestanding roll top bath with cradle shower/mixer over and separate shower unit with soaker head. Low level WC and wash hand basin. Plumbed towel rail, recessed spotlights and mains wired extractor. Tiled walls and frosted double glazed window to rear.

Bedroom One

Over stairs cupboard. Radiator and double glazed window to front.

Bedroom Two

Fitted cupboards, radiator and double glazed window to rear.

Exterior

Front Garden

Gated pathway to front door. Laid to lawn with flower beds.

Rear Garden

Paved patio area with pathway to gated rear access. Remainder laid to lawn. Exterior power point and cold water tap. Gate leads to hardstanding for two vehicles.

Viewing

Contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

