



Green Lanes, Hatfield, AL10 9JU

House - Terraced | 3 Bedrooms

£465,000 Freehold

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk



The Accommodation Comprises

Accessed via composite front door with storm porch over.

Entrance Hall

Radiator. under stairs storage cupboard with fuse board and metres, Stairs to first floor landing & doors to:

Cloakroom

Low level WC and inset corner wash hand basin.

Living Room

Double glazed bay window to front with wooden shutter blinds. Media cupboard and display shelving. Radiator.

Kitchen/Dining/Family room

Recently fitted and comprising from a range of wall and base mounted units finished with light grey shaker style doors with Quartz work surfaces with splash back tiling and inset Belfast sink with mixer tap over. Four burner gas hob, with filter over and eye level integrated double oven. Integrated dishwasher and space for side by side fridge/freezer. Recessed spot lights, two radiators and double glazed window & French doors opening to rear. Feature island with USB plug sockets and roof lantern over and two radiators.

First Floor Landing

Loft hatch, hard-wired smoke detector & doors to:

Bedroom One

11'11" x 9'6"
Double glazed bay window to front with wooden shutter blinds and radiator.

Bedroom Two

10'9" x 9'5"
Double window to rear, built in cupboards and radiator.

Bedroom Three

6'8" x 6'0"
Double glazed window to front with wooden shutter blinds and radiator.

Family Bathroom

Recently fitted and comprising of an L shaped panel enclosed shower/bath with mixer tap, power shower and shower screen. Pedestal wash hand basin, low level WC and partly tiled walls. Heated towel rail and double glazed frosted window to rear.

Exterior

Rear Garden

49'2"
Patio area and remainder laid to lawn with raised flower beds. Pathway to rear and timber storage sheds.

Front

Driveway to front.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

