

GREEN DOOR

PROPERTY



4 Holme Close , Hatfield, AL10 9LQ

Nestled in the charming area of Holme Close, Hatfield, this delightful end-terrace house presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning an impressive 797 square feet, the property boasts three well-proportioned bedrooms, each equipped with fitted wardrobes and ample storage, ensuring that space is never a concern.

Upon entering, you are welcomed into a cosy lounge featuring a charming fireplace. The heart of the home is undoubtedly the large kitchen diner, which flows seamlessly into a bright conservatory, providing an ideal setting for family gatherings.. The property also includes a convenient shower room, enhancing its practicality for everyday living.

One of the standout features of this home is the generous garden, offering a private outdoor space for children to play or for hosting summer barbecues. Additionally, the large garage is a significant asset, complete with a fitted toilet and utility area, providing extra convenience and storage options. Off-road parking further adds to the appeal, ensuring that parking is never a hassle.

With no upward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to upsize, this three-bedroom semi-detached family home in Hatfield is a must-see. Don't miss the chance to view this lovely property and envision your future in this welcoming community.

£425,000

4 Holme Close

, Hatfield, AL10 9LQ



- Three bedroom end of terrace family home
- No upward chain
- Bult in wardrobes and storage to bedrooms
- Large garage with toilet and utility room plus off road parking
- Large kitchen diner which opens into the conservatory
- Large garden
- Upstairs shower room

Lounge

9'10" x 14'3" (3.02 x 4.35)

Kitchen Diner

15'8" x 8'3" (4.80 x 2.53)

Conservatory

11'11" x 9'1" (3.65 x 2.79)

Hallway

12'0" x 5'6" (3.67 x 1.70)

Bedroom One to wardrobes

14'0" x 7'7" (4.28 x 2.32)

Bedroom Two to wardrobes

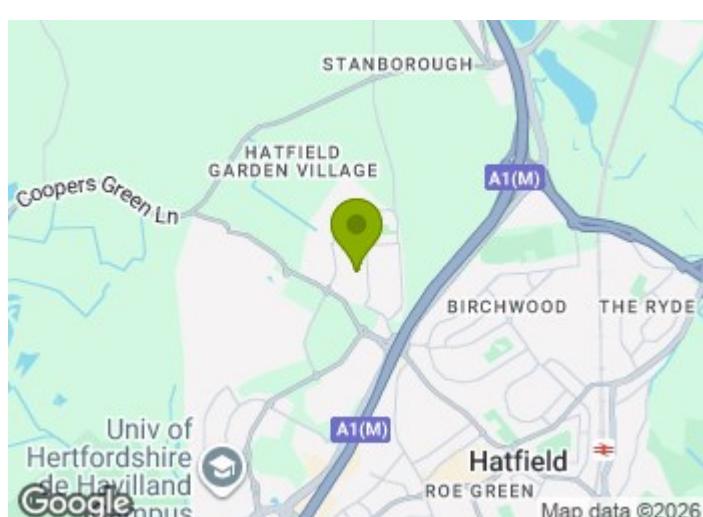
8'3" x 7'9" (2.52 x 2.38)

Bedroom Three

6'11" x 6'0" (2.11 x 1.83)

Bathroom

5'4" x 4'10" (1.64 x 1.48)



Directions



Floor Plan

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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