





Property Description

Please welcome to the market, this THREE-bedroom end of terrace home which has, modern KITCHEN and BATHROOM This property offers ample outside space with large driveway and a low maintenance GARDEN. This is in a popular area of BIRCHWOOD in Hatfield with good walking distance to local schools and shops and just 1.1 miles from Hatfield train station. MUST VIEW!!

The owners have looked after the property exceptionally well keeping it to a good standard, so this is a MUST-SEE property!!

Please call 01707 322 903 to come and visit this property.

Entrance Porch

Ceramic tiled floor, new porch door.

Entrance Hall

Radiator, downlights

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Radiator, Double glazed window to rear, double glazed patio door to rear, downlights.

Dining Room

10' 7" x 9' 4" (3.23m x 2.84m)

Double glazed window to the Rear, Radiator, laminate flooring.

Kitchen

12' x 7' 2" (3.66m x 2.18m)

Fully fitted kitchen, stainless steel 1.5 bowl sink and drainer, integrated Neff fridge, Neff dishwasher, Neff cooker hood, storage cupboard housing boiler, pantry, integrated Neff cooker, Neff induction hob, downlights.

First Floor Accommodation

Landing

Stairs to ground floor, double glazed window to the front, storage cupboard, loft hatch.

Bedroom 1

10' 5" x 10' 7" (3.17m x 3.23m)

Double glazed window to the rear, fitted wardrobes, radiator.

Bedroom 2

12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to the rear, radiator.

Bedroom 3

9' 5" x 7' 2" (2.87m x 2.18m)

Double glazed window to the front, radiator, cupboard.

Bathroom

Fully tiled, low-level w/c, wash hand basin, window to the front, p shaped bath with shower over, ceiling downlights and fan. ceramic floor tiles.

Outside

Front Garden

Driveway with electric charging point and two PIR lights.

Rear Garden

Patio area with raised decking and pergola, shingled patio leading to sheds and PIR light.

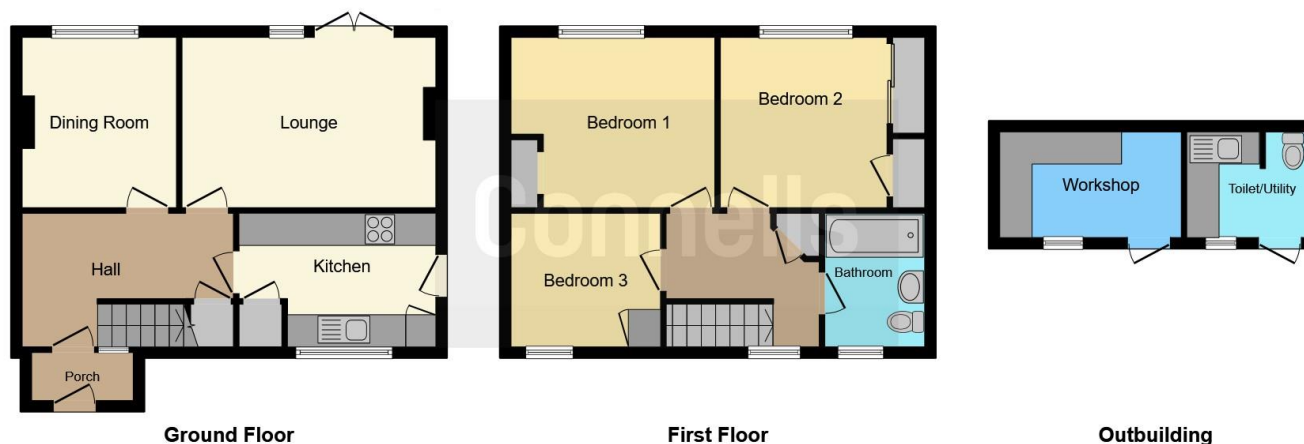
Outbuildings

2 wooden sheds, outside building with power, fitted units, utility with space for washing machine and tumble dryer, low level w/c, double glazed window to side and front, PIR light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307220



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