



**Hazel Grove  
Hatfield**

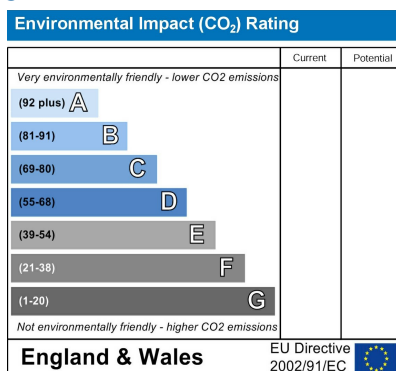
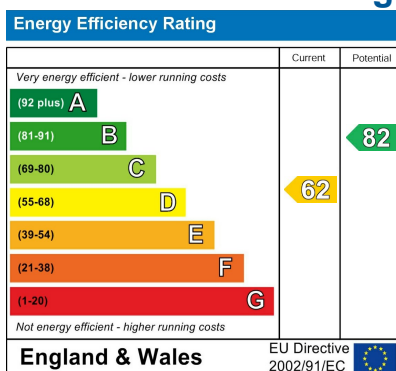


**£340,000  
Freehold**



Investment Opportunity! Five Bedroom rental property currently licensed as HMO Or Family Home. located just a short walk from the University South Hatfield Shopping Centre. Enjoys a generous garden, Kitchen/Breakfast Room & separate Bathroom & WC. Chain Free.

- Chain Free
- Five Bedrooms
- Kitchen/Breakfast Room
- Generous Sized Garden
- Short Walk to the University
  - Family Home Potential
- Gas Heating & Double Glazing
- A few minutes walk to South Hatfield Shopping Centre & University
- Children's playground beyond the rear garden gate



### Front

Steps and path to front door. Laid lawn. Shrub and hedge border.

### Entrance

UPVC leaded light double glazed entrance door with side window to the:-

### Hallway

Ceramic tiled floor. Stairs to first floor. Door to:-

### Kitchen

19'2 x 10' narrowing to 7'2  
Opaque double glazed window to the front. Glazed door to the garden. Wall mounted Worcester Bosch boiler. Spaces for fridges and freezers. Plumbing for washing machine. Range of wall and base fitted units with rolled edge work surfaces over. Stainless steel sink with mixer tap and drainer. Space for free standing gas cooker. Stainless steel extractor fan over. Tiled splash backs. Breakfast bar area. Radiator. Ceramic tiled floor. Understairs storage area. Door to:-

### Bedroom 4 (Dining Room)

10'2 x 9'4  
Double glazed door and windows to the garden. LVT flooring. Double radiator.

### Bedroom 5 (lounge)

10'9 x 9'2  
Double glazed window to the front. Radiator. Wooden floor.

### Landing

Wooden floor. Metal ballustrade and doors to:-

### Bedroom 1

10'7 x 10'2 extending to 11'9 into the door recess  
Double glazed window to the front. Radiator. Wooden flooring. Good size walk in wardrobe.

### Bedroom 2

10'1 x 7'4  
Double glazed window. Radiator. Mirror fronted sliding wardrobe. Wooden floor. Built in storage cupboard.

### Bedroom 3

8'2 x 7'  
Double glazed window to the rear. Radiator. Laminate wooden floor. Built in wardrobe.

### Bathroom

Opaque double glazed window to the rear. Towel radiator. Wash hand basin with mixer tap. Panel bath with mixer tap and shower attachment. Extractor fan. Part tiled walls. Vinyl flooring.

### Separate Toilet

Opaque double glazed window to the rear. Low flush W.C. Vinyl tile effect floor

### Garden

100' approx  
Concrete patio area. Steps leading up to the rear garden which is laid to lawn. Grey composite fence with concrete posts and bottom slats for easy of maintenance. Path extends down to the back of the garden to the rear access where there is a Children's playground beyond the rear garden gate.



