

Asking price of £550,000 Freehold

Rectory Gardens, Hatfield, AL10 8BG



- **Extended Semi Detached House**
- **Close to TRAIN STATION**
- **Cul-de-sac Location**
- **Three / Four Bedrooms**
- **Separate ANNEXE**
- **Living Room**
- **Kitchen / Dining Room**
- **Two Bath / Shower Rooms**

Versatile extended semi-detached house situated with a cul-de-sac location close to the TRAIN STATION, local schools and Hatfield Town Centre. The property has been improved and reconfigured and now has the added advantage of a SEPARATE ANNEXE that could also be used for guests or teenagers. The accommodation comprises of entrance porch, living room, study area, ground floor bedroom four, ground floor shower / cloakroom, dual aspect kitchen/dining room, first floor landing, three bedrooms and a family bathroom with shower. Exterior features include front garden with own driveway for three cars, well-tended rear garden and a separate annexe that comprises of living / bedroom, kitchen, and shower room. Other notable features include gas central heating to radiators and double-glazed doors and windows to both house and annexe.

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Porch

Via a part frosted double glazed front door. Tiled floor. Double glazed window to front. Part frosted panelled door to:

Living Room

Stairs to first floor. Wood effect flooring. Two double radiators. Feature wooden fireplace with marble effect insert and flame effect fire. Double glazed bay window to front with fitted shutters. Open to:

Study Area

Wood effect flooring. Double radiator. Part glazed door to kitchen / dining room. Panelled effect door to:

Bedroom Four

Double radiator. Double glazed window to side. Panelled effect door to:

Shower / Cloakroom

Comprising a fully tiled corner shower cubicle with glazed screen and electric shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Shaver point. Extractor fan. Tiled floor. Heated chrome effect towel rail. Frosted double glazed window to front. Panelled effect door to:

Kitchen / Dining Room

Comprising a range of matching fitted wall and base units with work surfaces over, matching peninsular breakfast bar and inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with stainless steel splash back and filter hood with oven under. Built in concealed dishwasher. Space for upright fridge/freezer. Plumbing for washing machine. Double radiator. Tiled floor. Double glazed roof light. Down lighters. Dual aspect with double glazed windows to rear and double glazed French doors to side.

First Floor Landing

Single radiator. Access to loft. Panelled effect doors to:

Bedroom One

Fitted double wardrobe with mirrored sliding door. Over stairs storage cupboard housing a wall mounted boiler. Single radiator. Double glazed bay window to front with fitted shutters.

Bedroom Two

Double radiator. Double glazed window to rear.

Bedroom Three

Fitted double wardrobe with mirrored sliding doors. Single radiator. Double glazed window to rear.

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Family Bathroom

Comprising a panel enclosed bath with shower unit over with detachable hand-held shower head and rainwater head. Low level W.C. Pedestal wash hand basin. Tiled walls. Single radiator. Frosted double glazed window to side.

Front Garden

Laid to lawn with flower beds and a range of mature shrubs and bushes. Path to front door. Exterior lighting. Own driveway with parking for two/three cars. Pedestrian access to:

Rear Garden

Approx 49' x 33'6

Paved and decked areas with laid to lawn and flower beds to borders. A range of mature shrubs, bushes and trees. Exterior lighting. Cold water tap. Three timber garden sheds. Summerhouse with power and interior and exterior lighting.

Annexe

Formerly the garage and comprising of:

Living / Bedroom

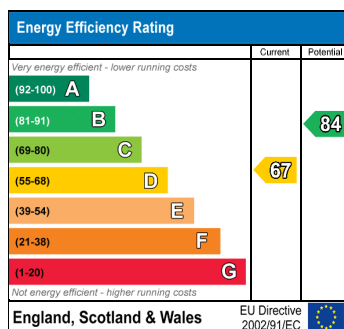
Via double glazed patio doors. Single radiator. Panelled effect door to:

Kitchen

Comprising wall and base units with work surfaces over and inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Stainless steel filter hood. Plumbing for washing machine. Space for under counter fridge. Wood effect flooring. Panelled effect door to:

Shower

Comprising a fully tiled corner shower cubicle with glazed screen and electric shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled floor. Frosted double glazed window to side.



Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



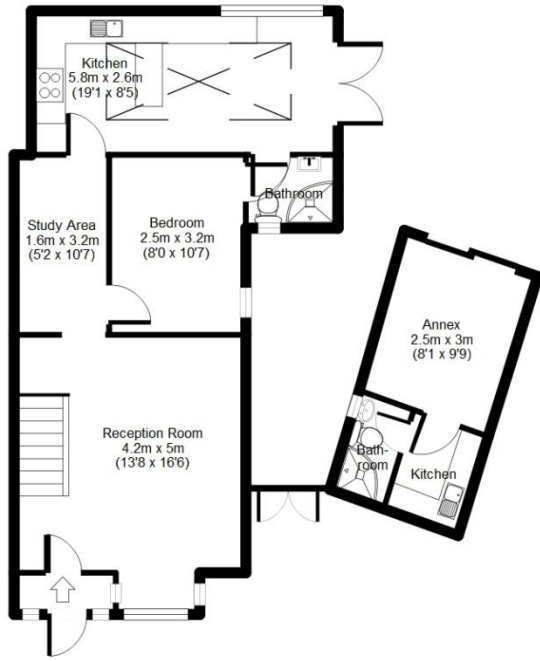
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

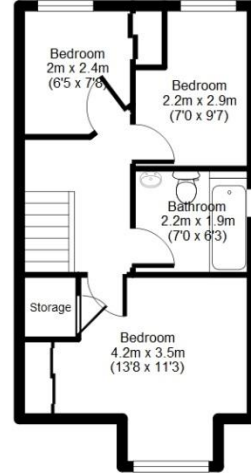
From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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APPROX GROSS INTERNAL FLOOR AREA: 1022 sq. ft / 95 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale