

## Lockley Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1254 sq. ft / 117 sq. m



For identification purposes only  
Measurements are approx and not to scale

## Lockley Crescent, Hatfield Freehold

Price £450,000



**POTENTIAL GALORE.** This extended end of terrace house is situated on a corner plot within the popular Birchwood area close to local shops, schools and HATFIELD TRAIN STATION. The property requires some modernisation which has already been reflected within the competitive asking price.

- End of Terrace House
- Requires Modernisation
- Potential Galore
- Three Bedrooms
- Close to Train Station
- Lounge/Dining Room
- Kitchen & Breakfast Room
- Two conservatories
- Shower Room & G/FL Cloakroom
- Gardens, Garage & Drive



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 purpose. The agent has not had sight of the Title documents. Referenced 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 particular 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.



## Entrance Porch

Via a part glazed front door. Frosted double glazed windows to both sides. Multi paned door to:

## Entrance Hall

Stairs to first floor. Double radiator. Double glazed window to side. Door to:

## Lounge

Feature gas flame effect fire with marble effect hearth and surround. Concealed radiator. Two double glazed windows to front. Opening to:

## Dining Room

Concealed radiator. Doorway to breakfast room. Double glazed patio door to:

## Conservatory

Double glazed windows to both sides and rear. Double glazed patio doors to rear garden. Ceiling mounted fan and light.

## Breakfast Room

Single radiator. Under stairs pantry. Double glazed window to rear. Archway to:

## Kitchen

Comprising a range of fitted wall and base units with peninsular unit, display shelving and worksurfaces over. Inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in five ring gas hob with oven under and overhead concealed extractor fan. Space and plumbing for slim line dishwasher. Single radiator. Utility cupboard with plumbing for washing machine and shelving. Double glazed window to side. Frosted multi paned door to second conservatory. Doorway to:

## Rear Hall

Space for up right fridge/freezer. Half multi paned stable door to rear garden.

## Ground Floor Cloakroom

Low level W.C. Wash hand basin with splash back tiled walls. Hatch to loft. Frosted double glazed window to rear.

## Conservatory

High level frosted double glazed windows to front. Double glazed windows to side with central double glazed French doors to side garden.

## First Floor Landing

Airing cupboard. Access to loft. Doors to:

## Bedroom One

Range of fitted wardrobes to one wall. Single radiator. Double glazed window to front.

## Bedroom Two

Built in single cupboard. Single radiator. Two double glazed windows to rear.

## Bedroom Three

Built in over stairs cupboard. Single radiator. Double glazed window to front.

## Shower Room

Refitted with a double shower cubicle, glazed screen door and wall mounted shower. Low level W.C with concealed cistern. Vanity unit with part inset wash hand basin, mixer tap, cupboards and drawers under. Tiled walls. Double radiator. Frosted double glazed window to side and rear.

## Front Garden

Mature hedges to front and side boundaries. Pedestrian and vehicle access with off street parking for three plus cars and access to garage. Timber garden shed. Gated pedestrian access to rear garden.

## Detached Single Garage

Metal up and over door. Light and power. Pedestrian door to side garden.

## Side Garden

South Westerly aspect. Paved and exterior lighting.

## Rear Garden

Two paved patio areas. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Cold water tap. Exterior lighting.

## Further Details

The property is Freehold

Council Tax Band - Band D