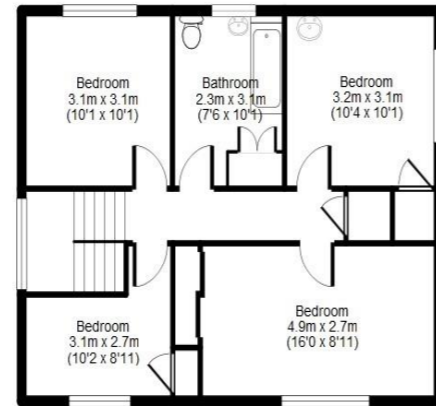
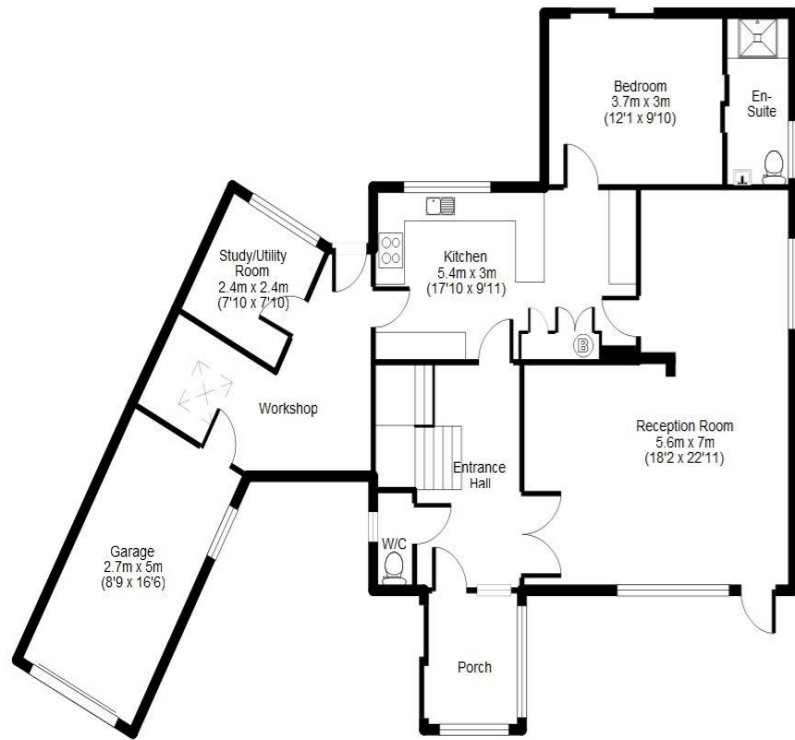


Sycamore Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1824 sq. ft / 170 sq. m



First Floor

For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		76
(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	

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 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.

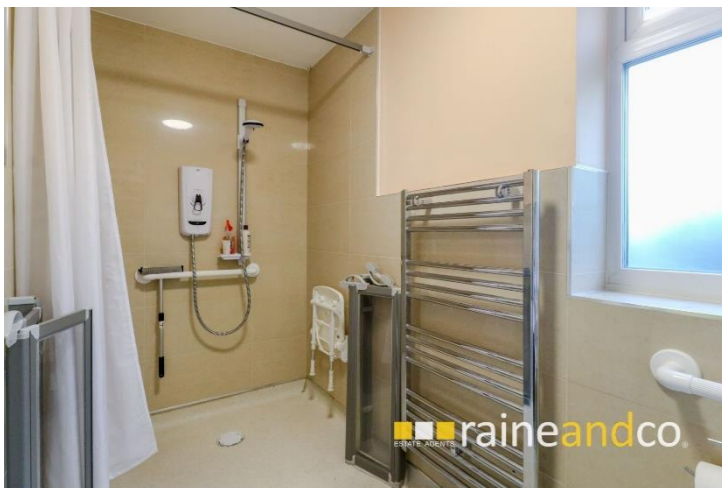
Sycamore Avenue, Hatfield Freehold Price £695,000



ARCHITECT DESIGNED AND EXTENDED DETACHED HOUSE IN A FAVOURED LOCATION. The property is situated on a corner plot with secluded gardens to front, side and rear in a cul-de-sac location with a central green in what is considered by many to be the premier road in the Birds and

- Detached House
- Corner Plot
- Four / Five Bedrooms
- Three / Four Bedrooms
- Kitchen / Breakfast Room
- Ground Floor Shower Room
- First Floor Bathroom
- Gardens to front, Side and Rear
- Garage and Own Driveway





Entrance Porch

Via a double glaze sliding front door. Double glazed windows to both sides and front. Tiled floor. Frosted double glazed door to:

Entrance Hall

Frosted double glazed window to front. Stairs to first flooring. Exposed Parquet flooring. Warm air vent. Obscured glazed double doors to lounge, doors to kitchen and:

Ground Floor Cloakroom

Comprising a low-level W.C. Wall mounted wash hand basin with splash back tiled wall. Wood clad ceiling. Frosted double glazed window to side.

Lounge

Exposed parquet flooring. Wood clad ceiling. Warm air vent. Wall mounted electric fire. Double glazed picture window to front. Double glazed door to front. Opening to:

Dining Room

Exposed parquet flooring. Wood clad ceiling. Warm air vent. Double glazed picture window to side. Obscured glazed partition and door to:

Kitchen / Breakfast Room

Comprising a range of matching wall and base units with work surfaces over and matching peninsular breakfast bar. Inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead concealed filter hood. Space for under counter fridge. Plumbing for washing machine and tumble dryer. Double upright cupboard housing boiler and further upright cupboard for storage. Double glazed window to rear. Obscured glazed door to side hall/workshop. Part glazed door to:

Family Room / Bedroom Five

Wood veneer effect flooring. Wall mounted electric heater. Double glazed patio doors to rear garden. Sliding casement door to:

Ground Floor Wet Room

Suitable and adapted for wheelchair users. Comprising a composite floor sloped to a central drain with tiled wall and wall mounted electric shower unit. Low level W.C. pedestal wash hand basin with mixer tap. Extractor fan. Heated chrome effect towel rail. Frosted double glazed window to side.

Side Hall / Workshop

Double glazed door to rear garden. Window and door to front. Skylight window. Doors to garage and:

Study / Utility Room

Double glazed window to rear.

First Floor Landing

Double glazed window to side. Warm air vent. Storage cupboard. Access to loft. Obscured doors to:

Bedroom One

Built in double cupboard with sliding doors. Warm air vent. Double glazed picture window to front.

Bedroom Two

Built in single cupboard. Warm air vent. Wall mounted wash hand basin with splash back tiled wall. Double glazed window to side.

Bedroom Three

Wall mounted electric heater. Double glazed window to rear.

Bedroom four

Built in single cupboard. Double glazed window to front.

Family Bathroom

Comprising a wooden panel enclosed bath with separate shower unit over. Low level W.C. Pedestal wash hand basin. Part tiled walls. Heated chrome effect towel rail. Cupboard housing hot water cylinder. Frosted double glazed window to rear.

Front Garden

Mainly laid to lawn with flower beds and mature bushes and trees to borders. Paved and secluded patio area. Brick paved driveway providing parking for four plus cars and access to front door and garage. External cold-water tap. Exterior lighting. Large canopy. Side access to side garden.

Further Details

The property is Freehold
Council Tax Band - Band F