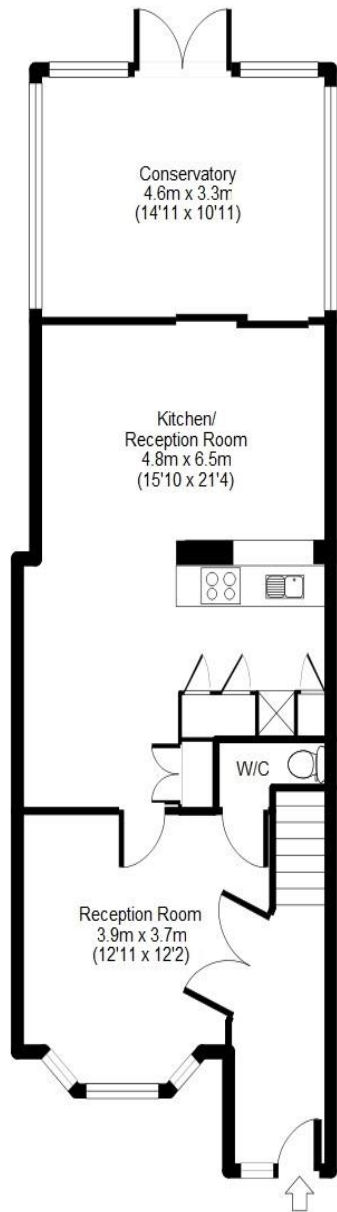
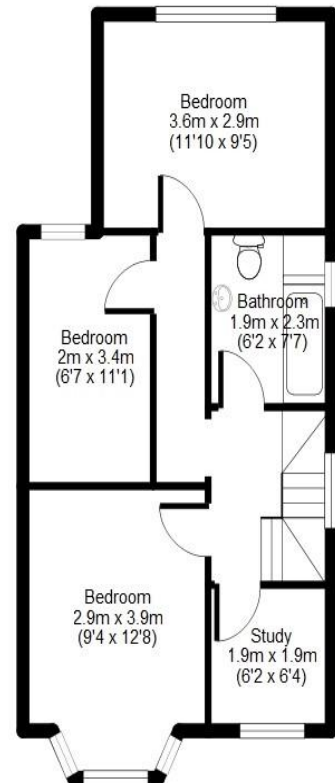


Broadacres, Hatfield, AL10

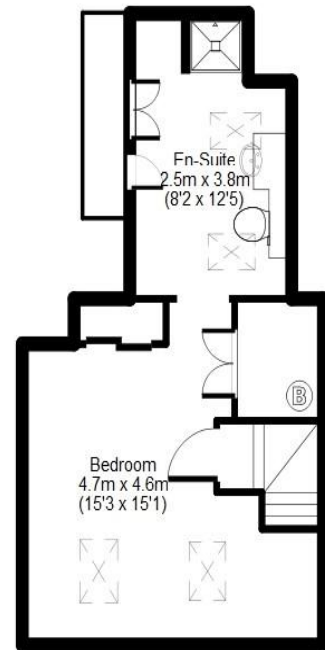
APPROX GROSS INTERNAL FLOOR AREA: 1481 sq. ft / 138 sq. m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification purposes only
Measurements are approx and not to scale

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.

Broad Acres, Hatfield Freehold

Price £545,000



EXTENDED FAMILY HOME IN HATFIELD GARDEN VILLAGE. This end of terrace house is situated within the ever-popular Hatfield Garden Village close to local shops, Green Lanes Primary School, countryside and The Hatfield Business Park

- Extended End Terraced House
- Five Bedrooms
- Bathroom & Ensuite Shower Room
- Lounge
- Kitchen / Breakfast Room
- Dining Room
- Conservatory
- Own Drive for Two Cars
- Approx. 73' South Easterly Aspect Rear Garden
- Two Brick Built Workshops





Entrance Hall

Via a half frosted double glazed leaded light effect front door. Stairs to first floor. Double glazed multi paned effect window to front. Double doors to:

Lounge

Feature upright radiator. Concealed understairs storage cupboard with light. Double glazed multi paned effect bay window to front. Wooden part glazed door to kitchen/breakfast room. Door to:

Cloakroom

Comprising a low-level W.C. Corner wash hand basin with mixer tap and cupboard under. Downlighters. Extractor fan. Wood effect flooring. Automatic light.

Kitchen / Breakfast Room

Comprising a range of matching base units with work surfaces over and inset ceramic single bowl, single drainer sink unit with mixer tap and built in electric hob. Extensive range of full height units with built in oven and microwave. Plumbing for washing machine and dishwasher. Space for upright fridge/freezer. Wood effect flooring. Single radiator. Opening and walk through to:

Dining Room

Single radiator. Wood effect flooring. Double glazed patio doors to:

Conservatory

Light and power. Double glazed windows to both sides and rear. Double glazed French doors to rear garden.

First Floor Landing

Stairs to second floor. Double glazed multi paned effect window to side. Panelled effect doors to:

Bedroom Two

Single radiator. Double glazed multi paned effect window to Rear.

Bedroom Three

Single radiator. Double glazed multi paned effect bay window to front.

Bedroom Four

Single radiator. Double glazed multi paned effect window to Rear.

Bedroom Five

Single radiator. Double glazed multi paned effect window to front.

Bathroom

Comprising a panel enclosed bath with rounded end, central mixer tap, glazed folding shower screens and wall mounted shower. Low level W.C. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Extractor fan. Wood clad walls to dado rail and tiling over. Tiled floor. Double glazed frosted multi paned effect window to side.

Second Floor Landing

Downlighters. Double glazed multi paned effect window to side. Panelled effect door to:

Bedroom One

Fitted wardrobes with mirrored sliding doors. Single radiator. Downlighters. Two double glazed skylights to front. Deep storage cupboard housing water tanks and wall mounted boiler. Steps down to:

En-Suite Shower Room

Comprising a fully tiled double shower cubicle with frosted glazed door, shower and extractor fan. Low level W.C with concealed cistern. Vanity unit with part inset wash hand basin, mixer tap and cupboard under. Heated chrome effect towel rail. Built in drawers. Under eaves storage cupboards. Two double glazed skylight windows to side.

Front Garden

Mainly brick paved providing off street parking for two cars. Brick raised flower bed with range of mature shrubs. Shared drive to rear with cold water tap and vehicular wooden double gates to:

Rear Garden

Approx. 73'7. South Easterly aspect with a paved patio area and laid to lawn and flower beds to borders with a range of mature shrubs and bushes. Hardstanding for boat/caravan etc. Timber garden shed.

Workshop One

11'8 x 10'9. Via double glazed patio doors. Light and power.

Workshop Two

11'3 x 9'11. Via double glazed patio doors. Light and power.

Further Details

The property is Freehold

Council Tax Band - Band C