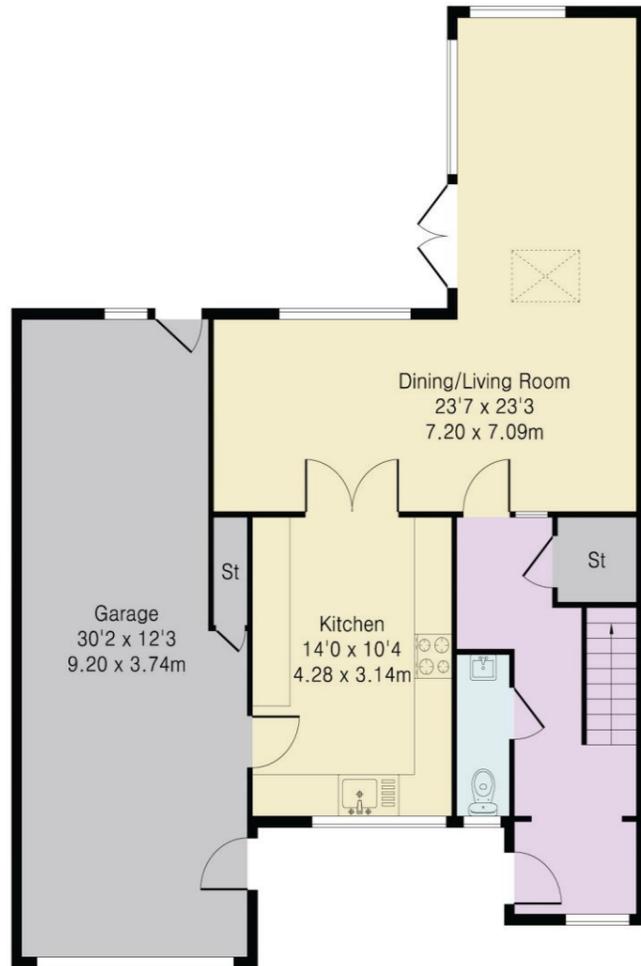
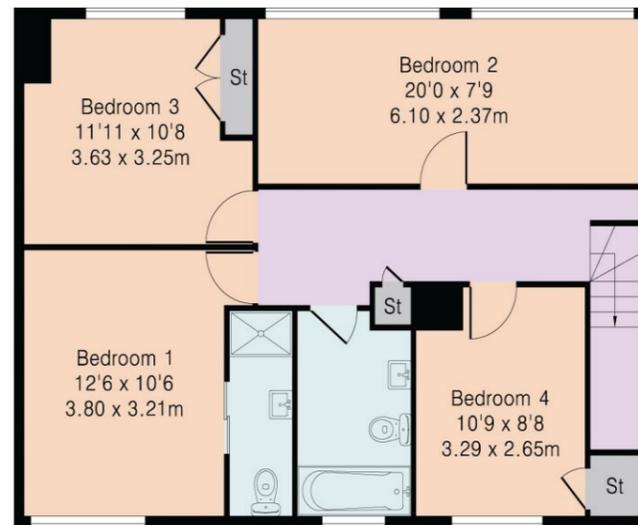


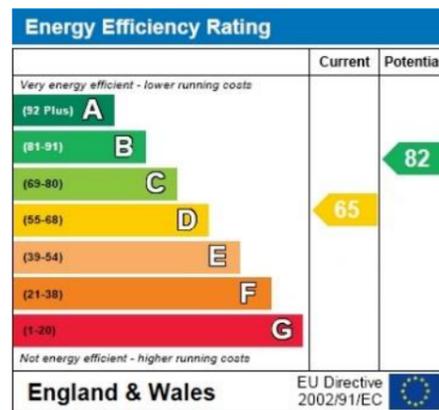
Approximate Gross Internal Area 1761 sq ft – 163 sq m  
 Ground Floor Area 1005 sq ft – 93 sq m  
 First Floor Area 756 sq ft – 70 sq m



Ground Floor



First Floor



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.

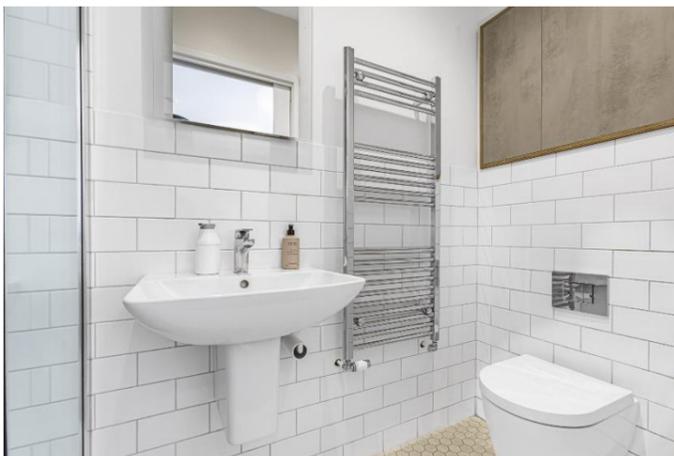
## Stag Green Avenue, Hatfield Freehold Price £635,000



A well presented family home located in the desirable `Ryde` area of Hatfield close to the train station.

- Lounge and Dining Area
- Ground Floor Cloakroom
- Four Bedrooms
- En-Suite Shower Room to Main Bedroom
- Family Bathroom
- Front & Rear Gardens
- Driveway for 2 Cars & Garage
- Close to Hatfield Train Station
- Located on `The Ryde` Area of Hatfield
- Excellent Transportation Links





## Hallway

Double glazed door and window, parquet flooring with inset coir entrance mat. Large storage cupboard.

## Ground Floor Cloakroom

Tiled flooring. Low level WC, wall mounted hand wash basin and towel rail. Double glazed obscure window to front. Part tiled walls.

## Kitchen

A selection of wall and base units with worktops over, with matching splashback tiles, inset one and a half sink and ingrained drainer with mixer taps, 4 ring electric hob with overhead extractor fan, integrated `Neff` electric oven and grill, integrated dishwasher and fridge/ freezer. Space and plumbing for a washing machine. Part tiled walls. Double glazed window to front. Door off to Garage.

## Lounge with Dining Area

Parquet flooring, featured brick wall above fireplace, radiators, triple aspect double glazed windows and double glazed door to side opening onto the patio area of the garden. Sloping high ceiling with a `Velux style` window to ceiling allowing in an abundance of natural light. Space for a family dining table and chairs. Glazed double doors leading to kitchen.

## First Floor Landing

Carpeted flooring, radiator, and storage cupboard. Doors to

## Bedroom One

Carpeted flooring, radiator and double glazed window to front. Door to

## En-Suite Shower Room

Tiled flooring, enclosed shower with glass door, thermostatic shower controls an overhead shower with separate handheld shower attachment. Low flushing WC with concealed cistern, floating hand wash basin with mixer taps and heated towel rail holder. Part tiled walls with brick effect pattern.

## Bedroom Two

Carpeted flooring and radiator. Double glazed window to rear and sliding glazed windows above lounge.

## Bedroom Three

Carpeted flooring, radiator, built-in wardrobe and double-glazed window to rear.

## Bedroom Four

Carpeted flooring, radiator, built-in wardrobe and double-glazed window to front.

## Family Bathroom

Tiled flooring, white panelled bath with glass screen, thermostatic shower controls with separate handheld shower attachment. Low flushing WC with concealed cistern, floating hand wash basin with mixer taps and heated towel rail holder. Part tiled walls. Double glazed obscure window to front.

## Tandem Garage

A spacious double length garage with full electricity, electric up and over garage door, large built-in storage cupboard, and door with access to rear garden.

## Front Garden

Laid lawn and off street parking for two vehicles. Access to garage.

## Rear Garden

Patio area with space for table and chairs with steps down to laid lawn and path with flower beds and shrub borders. Outside water tap and external lighting and power points.

## Further Details

The property is Freehold  
Council Tax Band - Unknown

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**