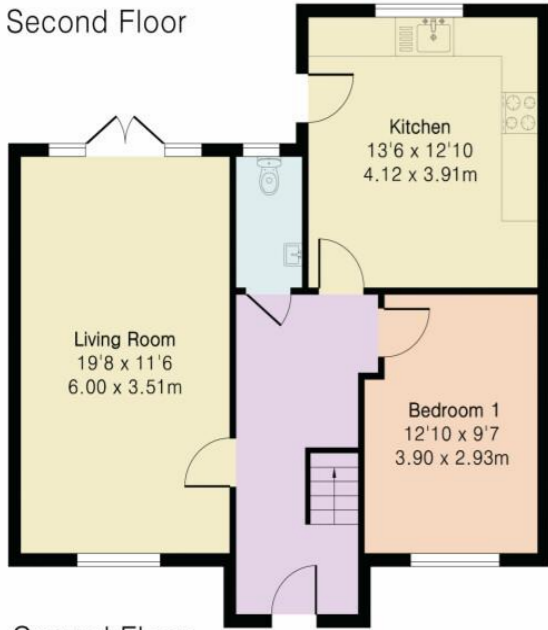


Second Floor



Ground Floor

Approximate Gross Internal Area 1926 sq ft - 180 sq m

Ground Floor Area 674 sq ft – 63 sq m

First Floor Area 643 sq ft – 60 sq m

Second Floor Area 460 sq ft – 43 sq m

Garage Area 149 sq ft – 14 sq m



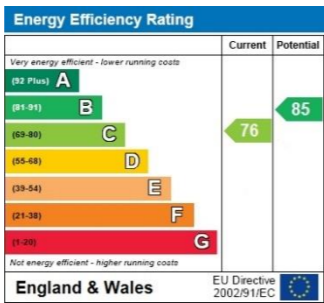
First Floor



Garage



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

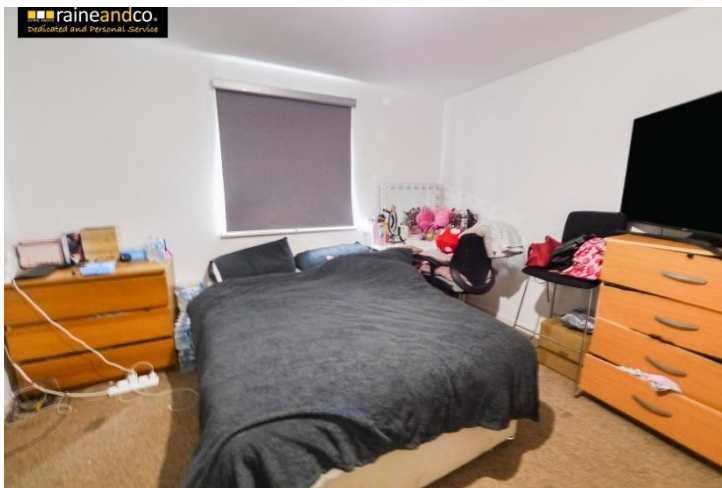
## Cunningham Avenue, Salisbury Village, Hatfield Freehold Offers in Excess of £635,000



Spacious 5/6 bed detached in sought after Salisbury Village! Ideal HMO investment or future family home. Three floors, multiple en-suites, garage, garden, and prime location near Hatfield Business Park. Tenants in situ until July 2025 – act now!

- Ideal Investment or Residential purchase
- Chain Free
- Detached House
- 2 Reception Rooms
- Kitchen with Dining Area
- 5/6 Bedrooms
- Three Bathrooms
- Garage To Rear





#### Front Entrance

Composite double glazed front door. Opening on to

#### Hallway

Laminated Flooring, radiator and storage cupboard. Fire alarm panel control. Under stairs storage cupboard.

#### Lounge

Carpeted flooring, feature fire place and surround, double glazed window to front, radiators and double window and doors opening to the garden.

#### Cloakroom

Tiled floor and part tiled walls. Low level WC, wall mounted hand wash basin. Radiator. Obscure double glazed window

#### Kitchen with Dining Area

A good selection of base and wall units with work tops and one and a half bowl stainless steel sink with mixer tap, splash back tiles, Range style cooker with 6 ring gas hob with plate warmer, oven and grill, overhead extractor, integrated fridge/freezer, dishwasher. Double glazed window and door to rear. Tiled flooring.

#### Dining Room/ Bedroom

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

#### First Floor Landing

Carpeted flooring. Doors off to.

#### Bedroom One/ En-suite

Carpeted flooring, double glaze dual aspect windows to front and side, radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed window. Part tiled walls. Extractor fan.

#### Bedroom Two

Carpeted flooring, double glazed window and radiator.

#### Bedroom Three/ En-suite

Carpeted flooring, double glazed window and radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed Velux style window. Part tiled walls. Extractor fan.

#### Bathroom

Vinyl flooring, white panelled bath, low level WC, hand wash basin with vanity unit under, radiator and double glazed obscure window to side. Fully tiled walls. Extractor fan. Wall mounted vertical towel rail holder.

#### Second Floor Landing

Carpeted flooring and airing cupboard. Doors off to.

#### Bedroom Five

Carpeted flooring, double glazed window and radiator. Loft access.

#### Bedroom Six/ En-suite

Carpeted flooring, double glazed window and radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed Velux style window. Part tiled walls. Extractor fan.

#### Outside

Low maintenance front garden, the rear garden is partially paved with lawn and side access gate.

#### Single Garage

Single garage with up and over door.

#### Further Details

The property is Freehold  
Council Tax Band - Band G

**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.**