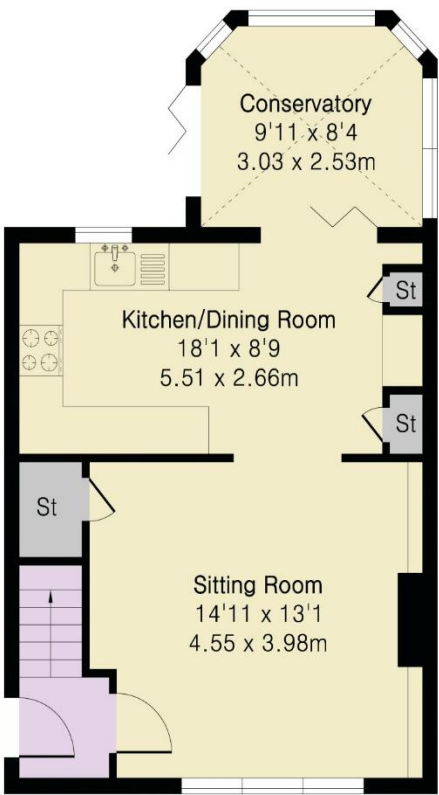


Approximate Gross Internal Area 1048 sq ft - 97 sq m

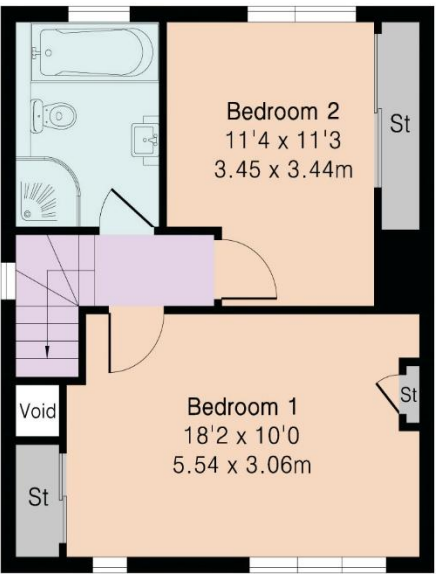
Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 400 sq ft – 37 sq m

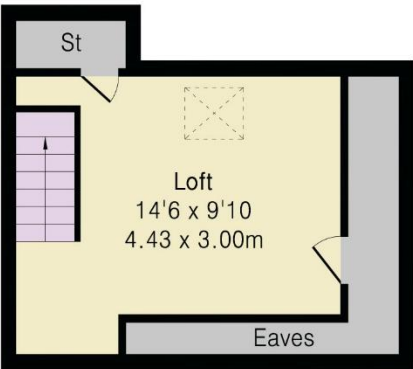
Second Floor Area 162 sq ft – 15 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Stonecross Road, Hatfield Freehold

Guide Price £399,995

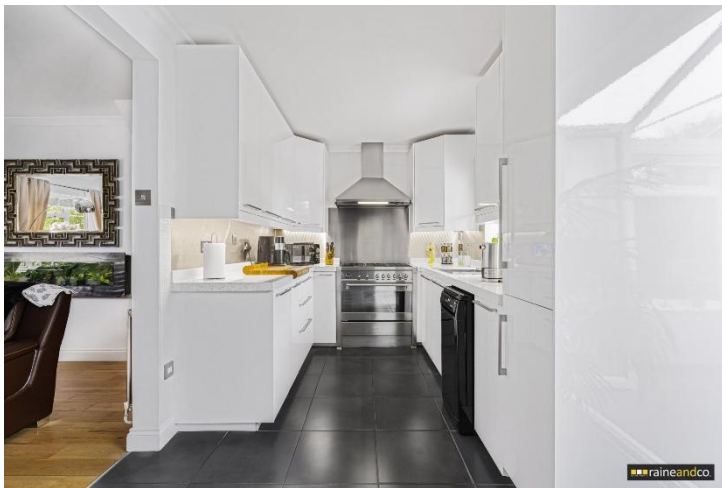


Stunning two bedroom end terrace house finished to a high standard. Modern kitchen, conservatory and private garden with oak decking and car access. Gas central heating, double glazing and huge potential to extend (STPP). Stylish interiors and loft room via folding stairs.

- Immaculately Presented Two Bedroom End Terrace
- Finished To A Very High Standard Throughout
- Potential For Extension (STPP)
- Private Corner Plot Garden With Car Access Via Rear Gate
- Stylish Living Room With Fireplace & Wall Mounted Fish Tank
- Loft Room With Eaves Storage And Skylight
- Gas Central Heating And Full Double Glazing Throughout
- Light Filled Conservatory With Double Glazing
- Modern White Kitchen With Ambient Lighting And SMEG Gas Oven
- Understair Utility Space With Washer/Dryer Plumbing



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.



Ground Floor

Entrance Hall

Bright entrance hall with door leading into the living room. Gas radiator.

Living Room

Spacious with wood flooring, an electric fireplace, high quality wall mounted fish tank and understairs storage with plumbing for washer/dryer. Open plan access to the kitchen with ambient lighting. Window to front and two gas radiators.

Kitchen

Modern high quality kitchen with tiled flooring and ambient lighting. Features include white cabinetry, stainless steel splash back, SMEG gas oven with stainless steel extractor fan, integrated dishwasher, stainless steel sink and space for a large fridge/freezer. Sliding doors lead to the conservatory.

Conservatory

Light and airy with double glazing, perfect for year round use and access to the private garden.

First Floor

Landing

Carpeted landing with loft access, widow to side aspect and doors to:

Family Bathroom

Modern bathroom with sand toned tiles, a corner shower, full size bath, WC, sink with vanity unit and storage. Ambient lighting under the bath, heated towel rail and window to the rear.

Master Bedroom

Large double bedroom with dark wood flooring, two windows to front aspect, fitted wardrobes with ambient lighting, and boiler cupboard. Gas radiator.

Bedroom Two

Good sized double bedroom with light wood flooring, window to rear and fitted wardrobe with ambient lighting. Gas radiator.

Second Floor

Loft Room

Accessed via a heavy duty folding ladder, featuring wood flooring, eaves storage, and slanted skylight. Ideal as a workspace or guest area.

Outside

Private Corner Plot Garden

Private rear corner plot garden with side access, oak decking and rear sliding gate offering off street parking potential.

Further Details

The property is Freehold
Council Tax Band - Band C

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.