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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.

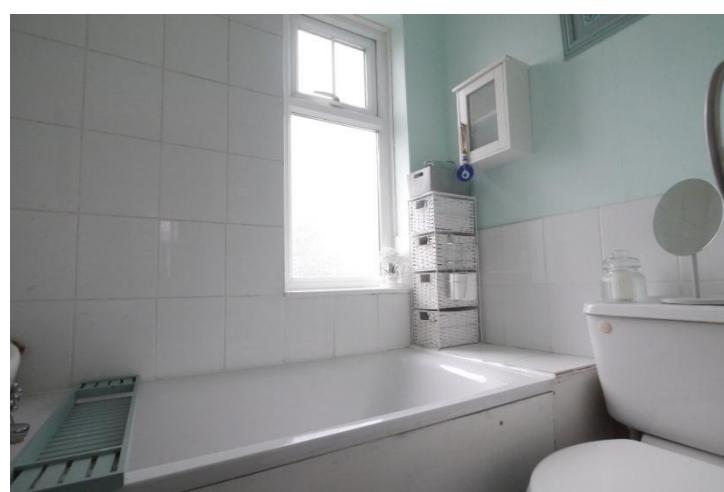
## Broad Acres, Hatfield Freehold Guide Price £380,000



A well presented 1930s three bedroom terraced home in Broad Acres, Hatfield, featuring a new roof, two car driveway, extended open plan kitchen/diner, downstairs shower room, bay fronted lounge and a long rear garden.

- Three Bedroom 1930s Terraced Home
- Popular Broad Acres Location
- Two Car Driveway
- Extended Open Plan Kitchen/Dining Room
- Downstairs Shower Room
- Bright Bay Fronted Lounge
- Long Rear Garden
- Gas Central Heating
- New Roof
- Ideal Family Home





## Ground Floor

### Entrance Hall

A welcoming entrance hall offering space for coats and shoes, featuring a side aspect window overlooking the driveway which allows natural light to flow in. The hall benefits from a gas radiator, stairs rising to the first floor and a door providing access into the lounge.

### Living Room

A bright and comfortable reception room positioned at the front of the property, featuring a large bay window which enhances both light and space. The room also includes useful shelving, a gas radiator and a door leading through to the kitchen, making it ideal for relaxing or entertaining.

### Kitchen

The kitchen forms part of an impressive extended open plan layout and is fitted with wooden worktops and tiled splashbacks. Appliances include a Butler sink, dishwasher, washing machine, integrated eye level oven and grill, and an induction hob with extractor above. Additional benefits include a gas radiator, understairs storage and the boiler neatly concealed within fitted cabinetry.

### Open Plan Dining Room

Open plan to the kitchen, the dining area is flooded with natural light from a skylight and features double glazed glass doors opening directly onto the rear garden. The space also offers a gas radiator and a door leading to the downstairs shower room.

### Downstairs Shower Room

A practical addition comprising a shower enclosure, WC and vanity sink. The room is finished with a radiator and is ideal for guests or family use.

## First Floor

### Landing

The landing provides access to the loft space and doors to all first floor rooms, offering a central and functional layout.

### Bedroom One

A generous double bedroom located at the front of the property, featuring a large bay window which fills the room with natural light, along with a gas radiator.

### Bedroom Two

A well proportioned bedroom overlooking the rear garden with a gas radiator, making it suitable as a double or spacious single room.

### Bedroom Three

A front facing box room with a window to the front aspect and a gas radiator, ideal for use as a child's bedroom, home office or dressing room.

### Family Bathroom

The family bathroom is fitted with a bath, WC and vanity sink. Additional features include a gas radiator and a rear aspect window providing both natural light and ventilation.

## 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.