

## Roe Hill Close, Hatfield – AL10 9JE

£425,000 Freehold

MID TERRACE HOUSE • THREE BEDROOMS • SPACIOUS LIVING ROOM • DINING ROOM • LARGE REAR GARDEN •  
RECENTLY REFUBISHED • OFF STREET PARKING • CHAIN FREE • FREEHOLD • EPC RATING – C

**KINGS**  
SALES LETTINGS MANAGEMENT





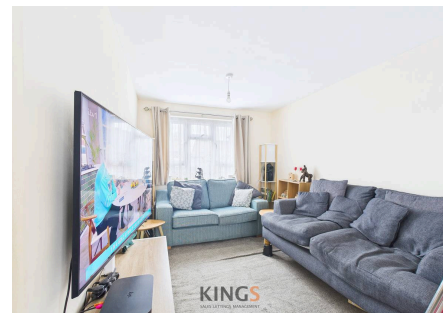
**KINGS**  
SALES LETTINGS MANAGEMENT



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Situated within easy reach of the newly redeveloped Hatfield Rise and the A1(M) is this recently refurbished three bedroom family house available on a chain free basis. The ground floor comprises a spacious living room, separate dining room and a modern fitted kitchen including appliances. The first floor features a large master bedroom, second double bedroom and a smaller third bedroom, family bathroom and a separate w/c. This home further benefits from new carpets, a large rear garden with patio area and a driveway to the front for several cars.

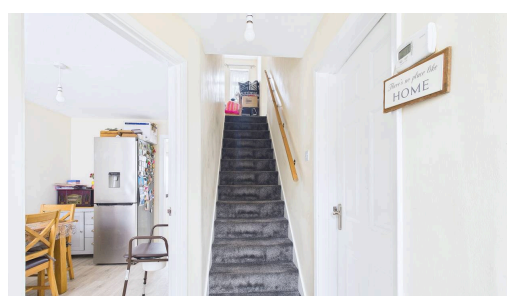


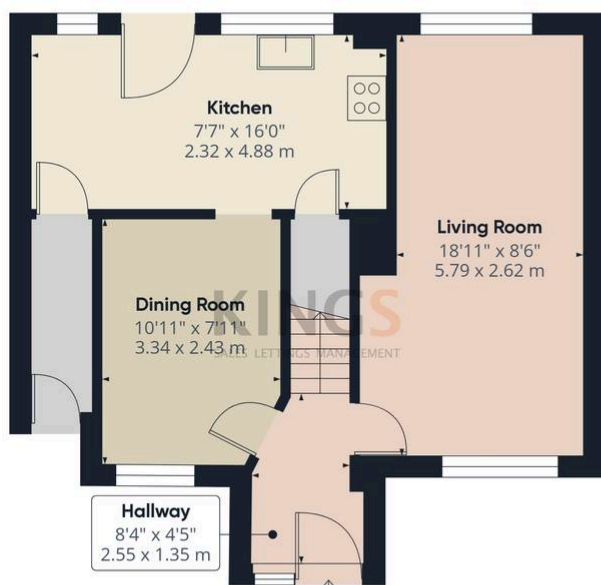
Council Tax band: D

Tenure: Freehold

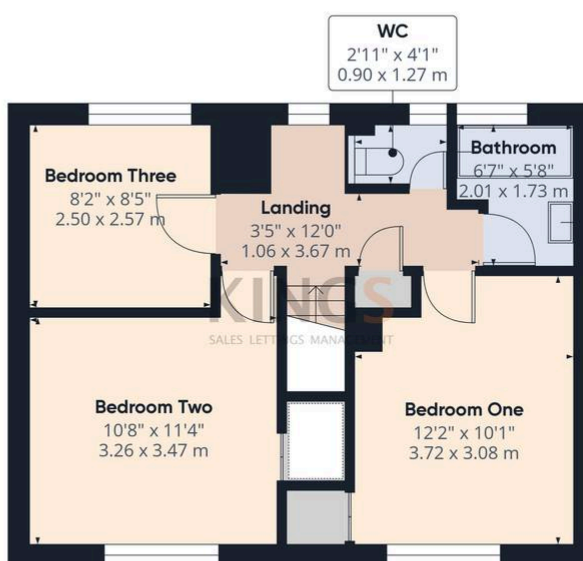
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:  
D





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
901.37 ft<sup>2</sup>  
83.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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