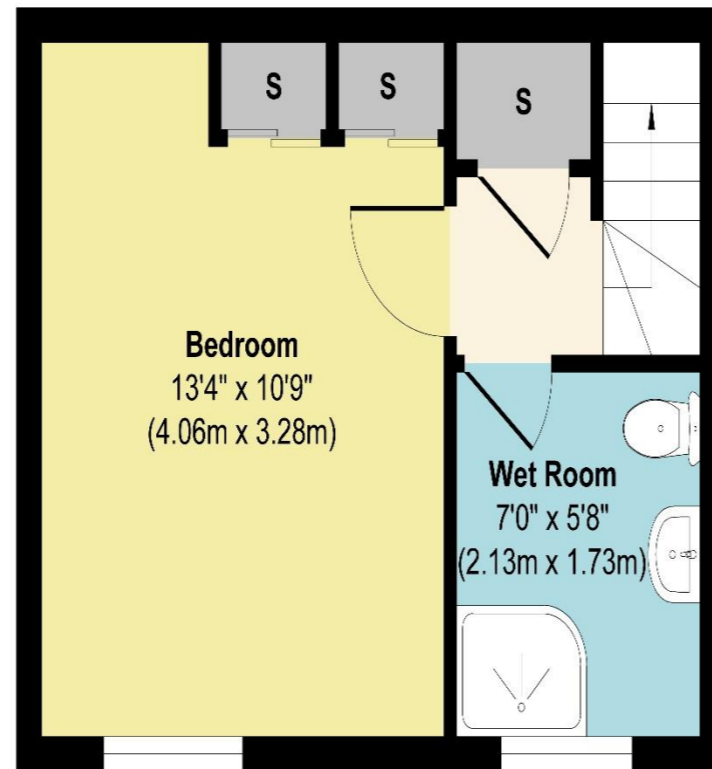


**Ground Floor**  
Approximate Floor Area  
252 sq. ft  
(23.41 sq. m)



**First Floor**  
Approximate Floor Area  
234 sq. ft  
(21.73 sq. m)

**Approx. Gross Internal Floor Area 486 sq. ft / 45.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

## Bull Stag Green, Hatfield, Freehold Guide Price £250,000



A charming one bedroom semi-detached house in the popular Ryde area of Hatfield. CHAIN FREE and offering bright living spaces, a large shower room, private driveway and its own detached garage. A five minute walk to Hatfield Station, making it ideal for first time buyers, commuters, or investors.

- CHAIN FREE
- One Bedroom House
- Own Separate Garage
- Driveway For Off Street Parking
- Large Fully Tiled Bathroom
- Five Minute Walk To Hatfield Station
- Generous Bedroom With Fitted Wardrobe
- Two Outdoor Storage Cupboards
- Well Maintained With Double Glazed Windows
- Perfect Starter Home Or Buy To Let Investment





## Lounge / Diner

This bright and versatile reception room features carpeted flooring and dual aspect double glazed windows to the front and side that flood the space with natural light. The open layout comfortably accommodates both seating and dining areas, while the large under stair storage keeps the room clutter free. There is a radiator and direct access through to the kitchen.

## Kitchen

The kitchen enjoys a sociable layout with a breakfast bar that looks through to the lounge, creating an open and welcoming space for cooking and everyday living. Finished with wood laminate flooring and brightly lit by a double glazed window to the front, it is fitted with a good range of base and eye level units, tiled splash backs, an electric fan oven and hob, a sink with drainer and mixer tap, and offers ample space for a fridge and washing machine.

## First Floor Landing

Carpeted landing with loft hatch and airing cupboard. Doors lead off to the bedroom and shower room.

## Shower Room / Wet Room

A large wet room finished with one sheet vinyl flooring and fully tiled walls. It comprises a low level flush WC, pedestal sink with mixer taps, heated towel rail and a shower with curtain rail. A frosted double glazed window provides natural ventilation and light.

## Bedroom

A large double bedroom with carpeted flooring, a double glazed window to the front, and a radiator. The fitted wardrobe offers excellent built in storage.

## Outside

To the front is a garden with driveway parking for one car and a detached garage for secure storage. Two outdoor storage cupboards provide additional practical space.

## 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.**