



Lemsford Road, Hatfield, AL10 0DZ

£400,000



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Lemsford Road, Hatfield

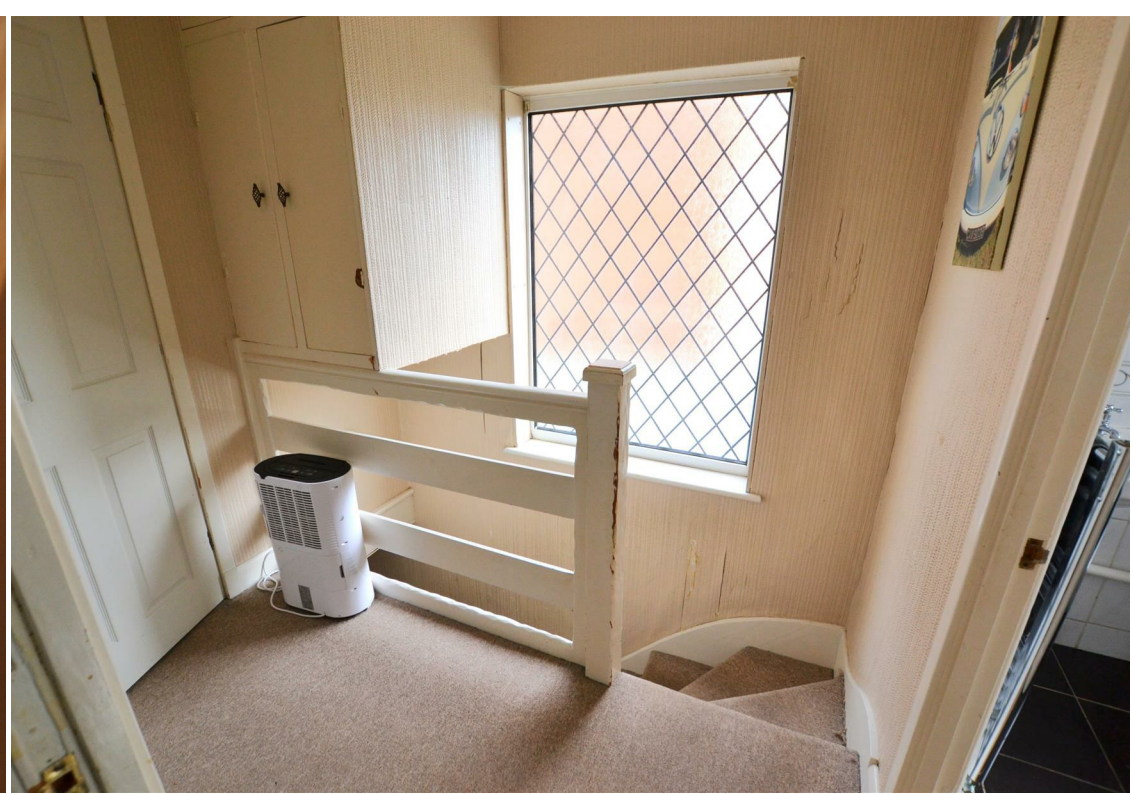
Extended 1930's bay fronted family home situated close to the town centre and business park, the train station and numerous schools are also within walking distance.

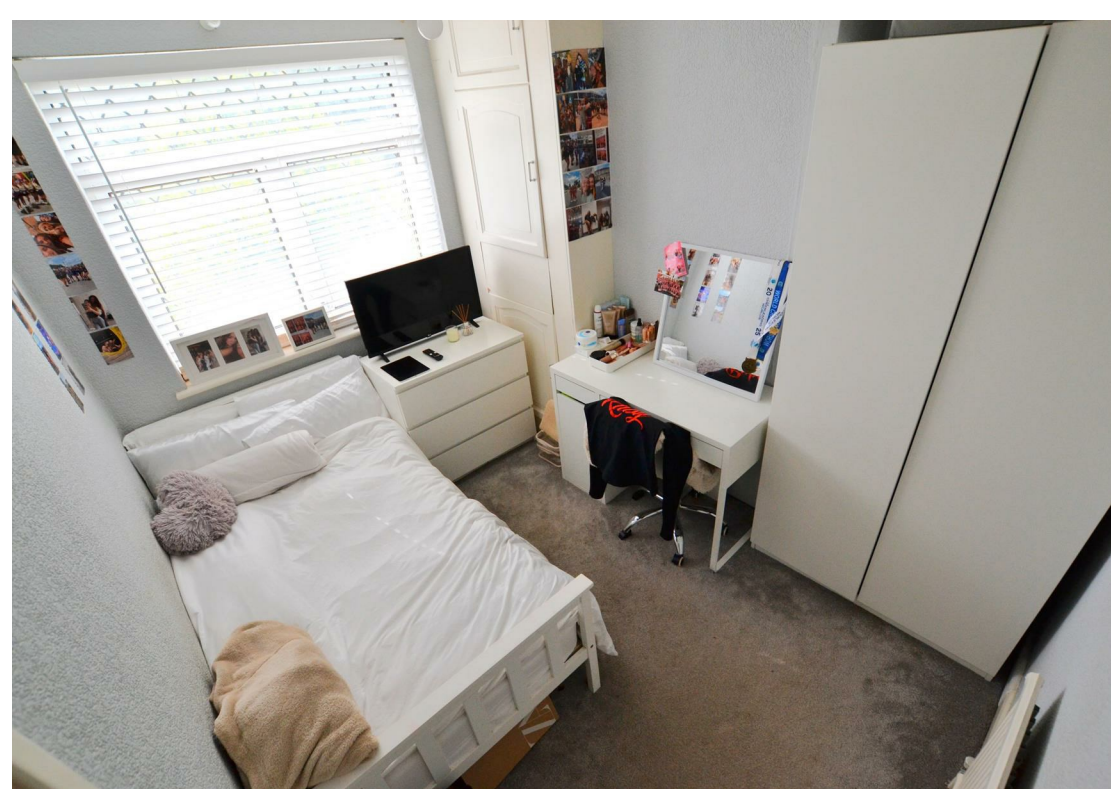
Offering potential for further extension and improvement, the property briefly comprises of entrance porch, entrance hall, lounge, dining room with door to garden, an extended kitchen/breakfast room with doors to garden, three first floor bedrooms and a bathroom. The house is double glazed and has gas radiator central heating.

The front offers a good size driveway providing private off street parking for several vehicles and access to the garage. The rear garden is south westerly facing and a great size, it also has gates at the foot of the garden providing access from the rear.

Please call our team on 01707 270777 for further information or to book your viewing.







Entrance Porch

Double glazed entrance door and window to front, door to:

Entrance Hall

Stairs to first floor with cupboard under, radiator, door to dining room.

Lounge

Double glazed bay window to front, opening to:

Dining Room

Double glazed window and patio doors to rear garden, feature fireplace, radiator, opening to:

Kitchen/Breakfast Room

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half stainless steel sink/drainers with mixer tap, built in electric hob with dual oven under and extractor hood over, space for fridge/freezer, washing machine and dishwasher, tiled floor, double glazed window to rear and door to rear garden, door to shower room and garage.

Downstairs Shower Room

Comprising shower cubicle, pedestal wash hand basin with hot/cold taps, complimentary wall and floor tiling, dual flush wc, towel rail.

Landing

Access to loft, doors to:

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator, storage cupboard.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Comprising of panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, dual flush wc, complimentary wall and floor tiling, radiator, double glazed window to rear.

Private Driveway

Paved and providing private off street parking for several vehicles, access to garage.

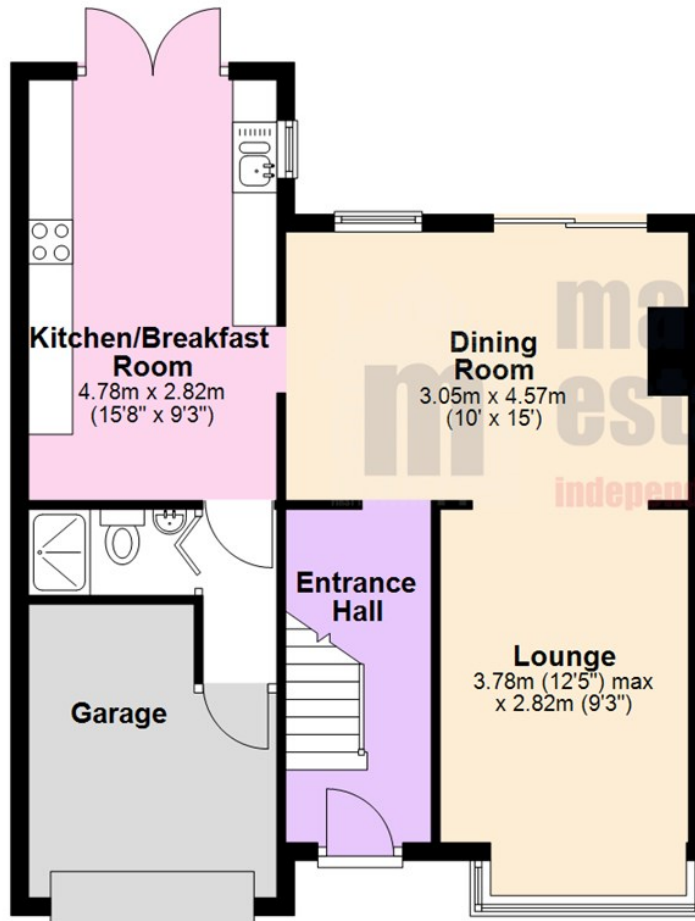
Garage

Up and over door to front.

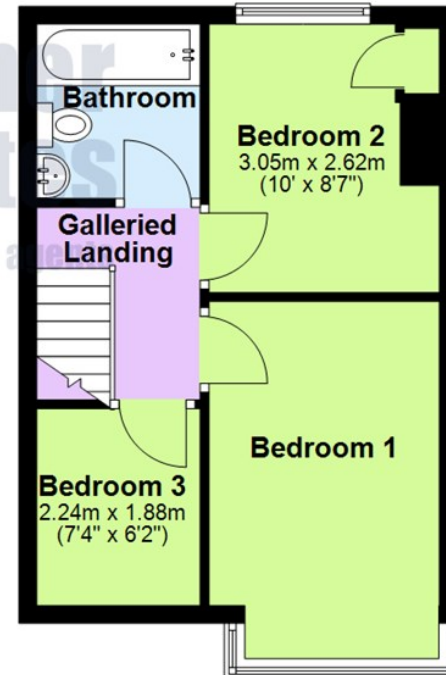
South Westerly Facing Rear Garden

A great size garden with patio to the immediate rear extending to a lawn, mature shrubs and evergreens, water tap, light, gated access to the rear.

Ground Floor



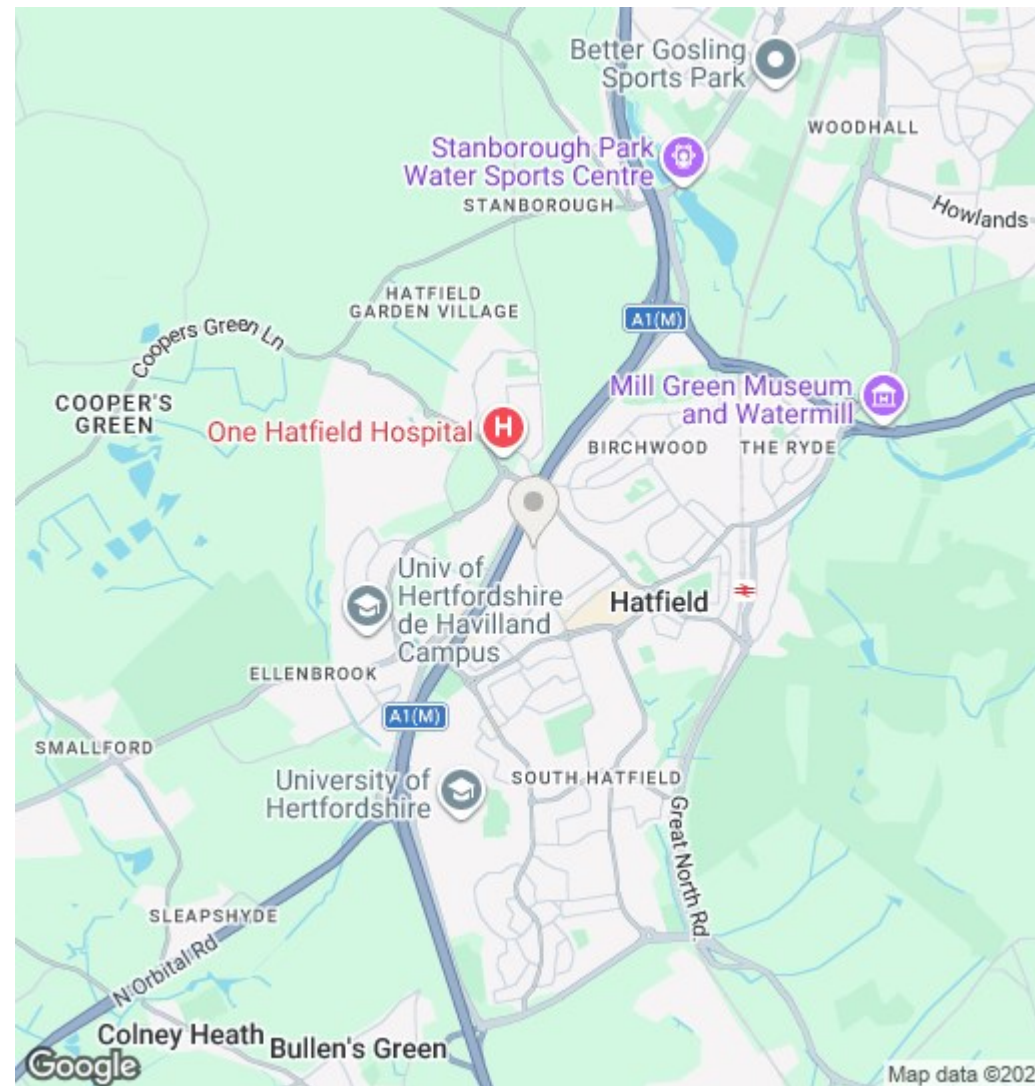
First Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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