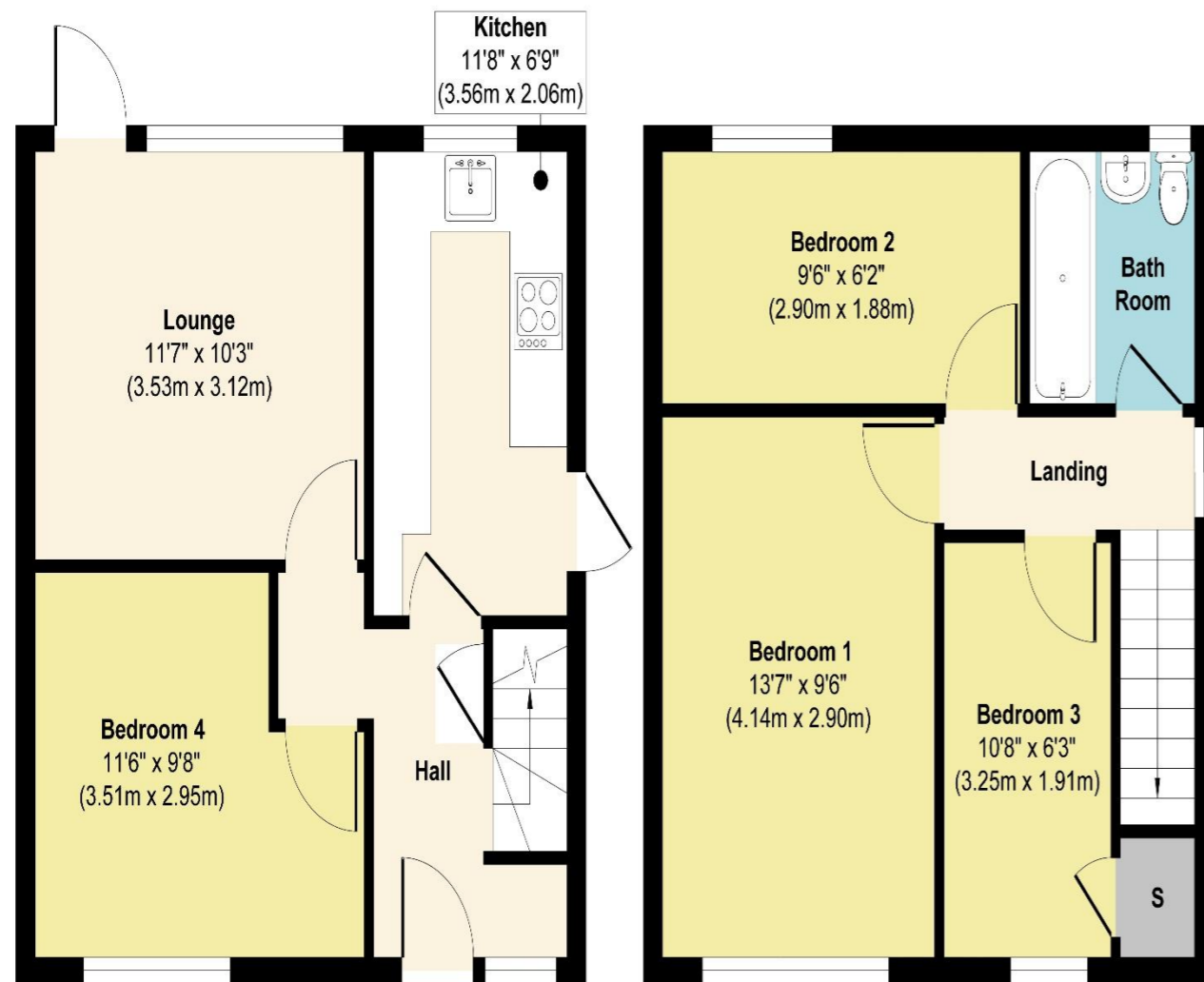


Lark Rise, Hatfield



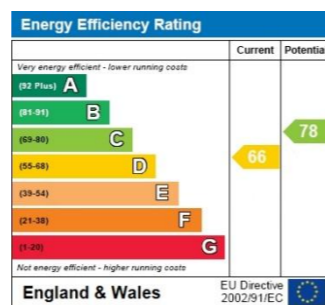
Ground Floor
Approximate Floor Area
376 sq. ft
(34.93 sq. m)

First Floor
Approximate Floor Area
376 sq. ft
(34.93 sq. m)

Approx. Gross Internal Floor Area 752 sq. ft / 69.86 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 particulars 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.

Lark Rise, Hatfield Freehold Guide Price £399,995



This CHAIN FREE three/four bedroom semi-detached home offers flexible and spacious accommodation with an impressive garden. Other benefits include a brand new boiler, double glazed windows throughout and HUGE potential for extensions to the side and rear (STPP).

- CHAIN FREE
- Significant Potential For Rear And Side Extension (STPP)
- LARGE Rear Garden Mainly Laid To Lawn
- Brand New Boiler Recently Installed
- Spacious Lounge With Direct Rear Access
- Versatile Three To Four Bedroom Home
- Bright And Well Proportioned Bedrooms
- Ground Floor Bedroom Ideal For Guests Or Multi Generational Living
- Fully Tiled Family Bathroom
- Excellent Location Near Shops University And Schools





Front Garden

Mainly laid to lawn with a gate providing side access to the rear garden. Front door open to:

Entrance Hall

Double glazed window to the front, stairs to the first floor, under stair storage cupboard, radiator and wood laminate flooring. Doors lead to the kitchen, lounge and bedroom four.

Lounge

Wood laminate flooring, radiator and double glazed window to the rear with door providing access to the garden.

Kitchen

Tiled flooring with base and eye level units, tiled splash backs and roll edge worktops. Fitted with a gas oven and hob with extractor hood over, steel sink with drainer, mixer taps and rinsing bowl. Space for a washing machine and fridge freezer. New wall mounted boiler. Double glazed window to the rear and door to the side.

Bedroom Four

Spacious double bedroom with carpeted flooring, radiator and double glazed window to the front. Ideal as a guest room or home office.

Landing

Carpeted stairs and landing with radiator, loft hatch, double glazed window to the side and doors to bedrooms one, two and three plus the bathroom.

Bathroom

Fully tiled to floor and walls with low level flush WC, pedestal sink with mixer tap, panel bath with electric shower over, extractor fan, radiator and opaque double glazed window to the rear.

Bedroom One

Spacious double bedroom, carpeted, radiator and double glazed window to the front.

Bedroom Two

Double bedroom with carpets, radiator and double glazed window to the rear.

Bedroom Three

Carpeted double bedroom with radiator and double glazed window to the front.

Rear Garden

A large garden mainly laid to lawn with a paved side access path and brick built storage unit. Ideal for relaxing and entertaining.

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.