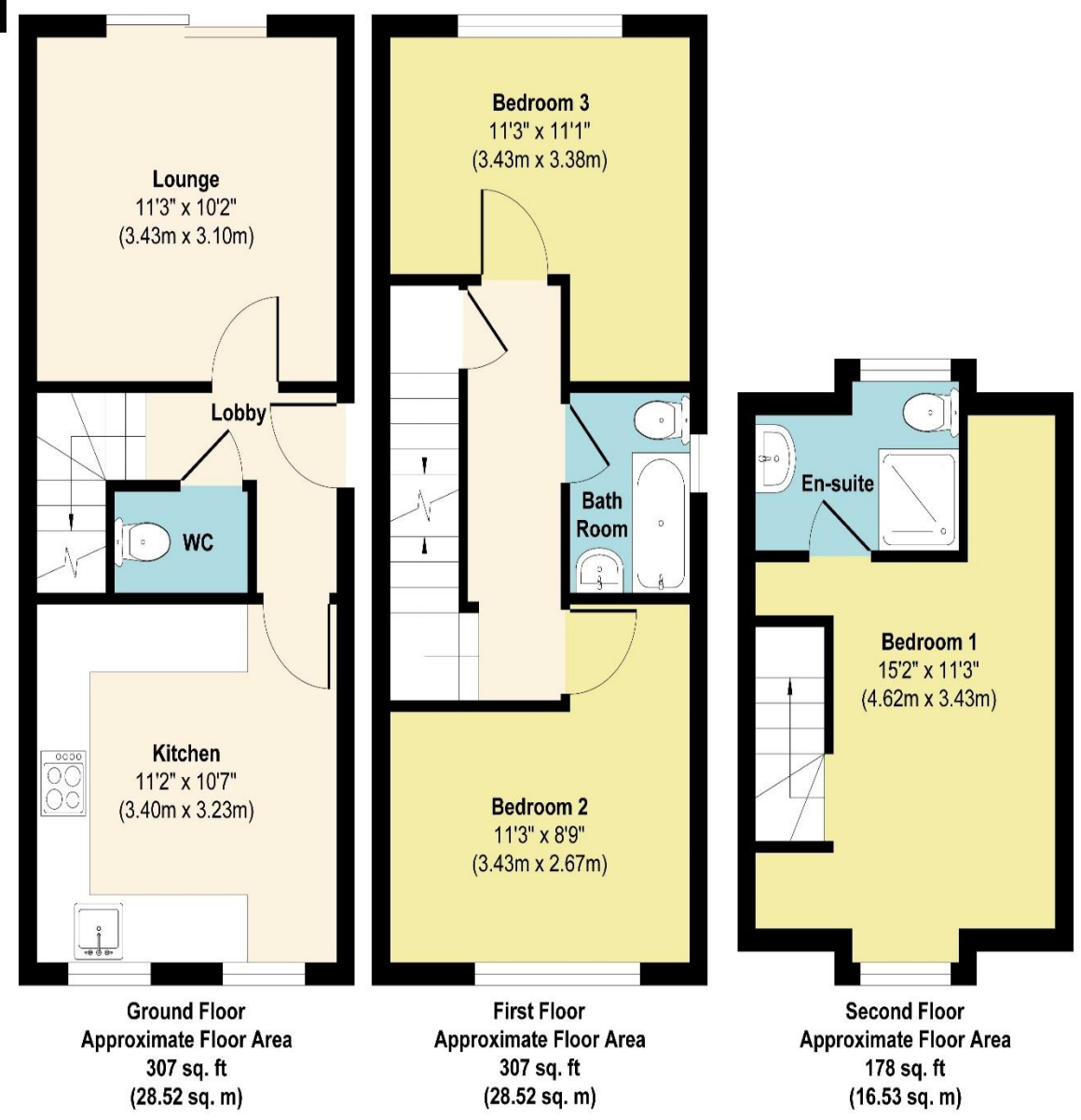
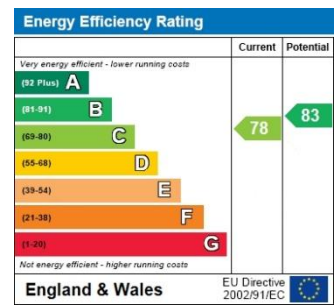


Lemsford Road, Hatfield



Approx. Gross Internal Floor Area 792 sq. ft / 73.57 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.

Lemsford Road, Hatfield Freehold
Offers in Excess of £400,000



A modern three bedroom end terrace home arranged over three floors and ideally located on Lemsford Road, Hatfield. Featuring driveway parking, spacious lounge, fitted kitchen, downstairs WC, private garden and a stunning top floor principal suite with an en suite shower room.

- Driveway Parking
- End Terrace
- Principal Bedroom Suite With En-Suite
- Accommodation Arranged Over Three Floors
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Lounge With Sliding Doors To Garden
- Private Rear Garden With Patio Area
- Downstairs WC
- Gas Central Heating Throughout
- Double Glazing Throughout





Entrance Hall

Carpeted flooring, gas radiator, access to all ground-floor accommodation, staircase leading to the first floor and a welcoming entrance into the property.

Kitchen

Fitted kitchen comprising a range of wall and base units with integrated appliances, chipboard work surfaces, tiled splash backs, gas hob with extractor fan above, tiled flooring, combi boiler housed within a cupboard and two double glazed windows overlooking the front aspect.

Lounge

Spacious reception room featuring carpeted flooring, a standing gas radiator with a fitted mirror and sliding doors providing direct access to the private rear garden.

Downstairs WC

Convenient ground floor cloakroom comprising a low level WC, wash hand basin, half tiled walls and a gas radiator.

Bedroom Three

Generous double bedroom benefiting from a large window overlooking the front aspect, carpeted flooring and a gas radiator.

Family Bathroom

Modern family bathroom featuring tiled flooring, a panel enclosed bath with shower attachment, wash hand basin, heated towel rail and a large opaque side facing window.

Bedroom Two

Well proportioned single bedroom with carpeted flooring, a gas radiator and a large rear facing window overlooking the garden.

Principal Bedroom

Occupying the entire second floor, this impressive double bedroom benefits from carpeted flooring, a front facing window, a gas radiator and access to the en suite shower room.

En Suite Shower Room

Comprising a shower enclosure, wash hand basin, heated towel rail, half tiled flooring and an opaque rear facing window.

Further Details

The property is Freehold
Council Tax Band - Band D

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.