



16 The Sidings AL10 9SR  
Guide Price £340,000



Guide Price £340.000-£350.000

Deceptively spacious two bedroom house situated in a cul de sac within the much sought after "Ellenbrook" area, offered for sale with immediate vacant possession.

This delightful home has been much improved by the present owner and briefly comprises of entrance hall, southerly facing lounge with doors to the rear garden, a refitted kitchen/diner, gallery landing, a great size master bedroom, further bedroom and a refitted bathroom.

The house is double glazed throughout and has gas radiator central heating with a modern boiler.

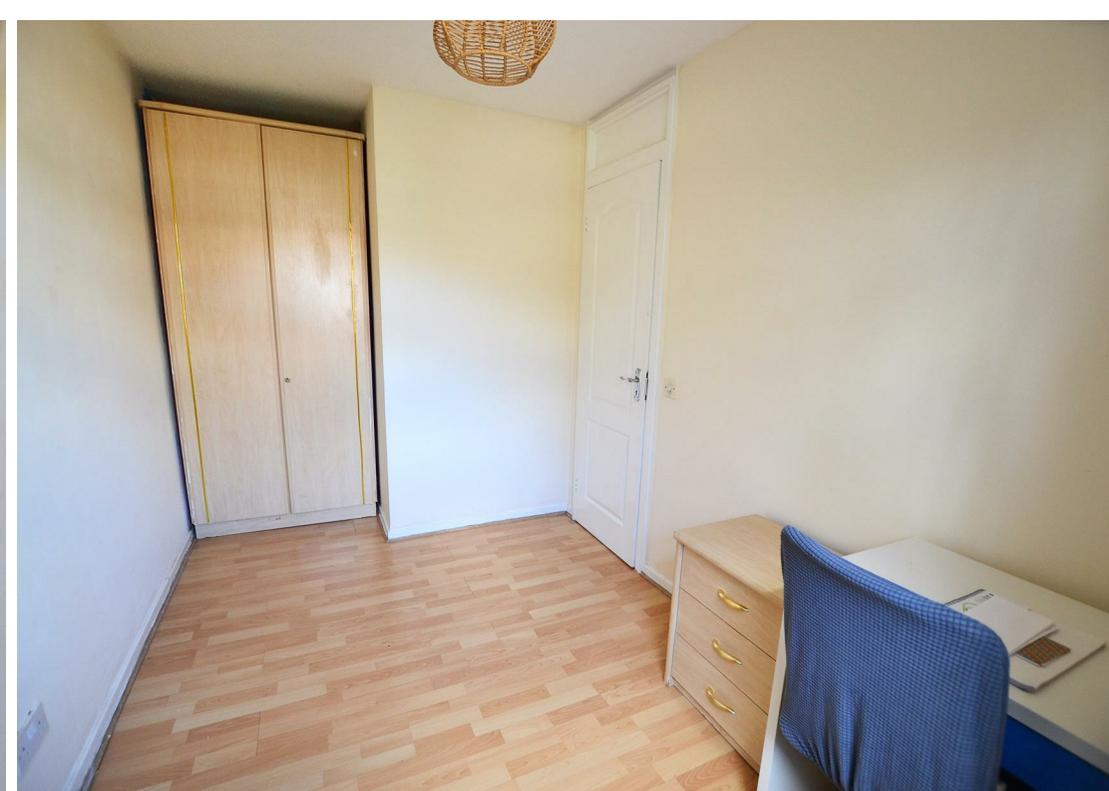
Outside there are low maintenance gardens to both front and rear, with the rear being southerly facing and benefiting from new fencing. To the front there is a private driveway.

Please call our team on 01707 270777 to arrange your viewing











#### Entrance Porch

Tiled floor, storage cupboard, door to:

#### Entrance Hall

Wood effect flooring, radiator, cloaks cupboard, stairs to first floor, door to:

#### Lounge

Southerly facing with Upvc double glazed sliding patio doors leading to the rear garden, radiator, wood effect flooring, walk in under stairs storage cupboard with fitted shelving.

#### Refitted Kitchen/diner

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless sink/drainage with mixer tap, space for cooker with stainless steel chimney style extractor hood over, space for washing machine, dishwasher and fridge/freezer, radiator, double glazed window to front.

#### Gallery Landing

Access to boarded loft with retractable ladder, airing cupboard housing pre lagged hot water cylinder with immersion heater, doors to:

#### Bedroom One

Double glazed window to rear, radiator, wall mounted air conditioning unit.

#### Bedroom Two

Double glazed window to front, radiator, wardrobe recess.

#### Refitted Bathroom

Comprising panel enclosed bath with mixer tap, handheld and rainfall shower over, dual flush wc, pedestal wash hand basin with mixer tap, complimentary wall tiling, heated towel rail, double glazed window to front.

#### Front Garden

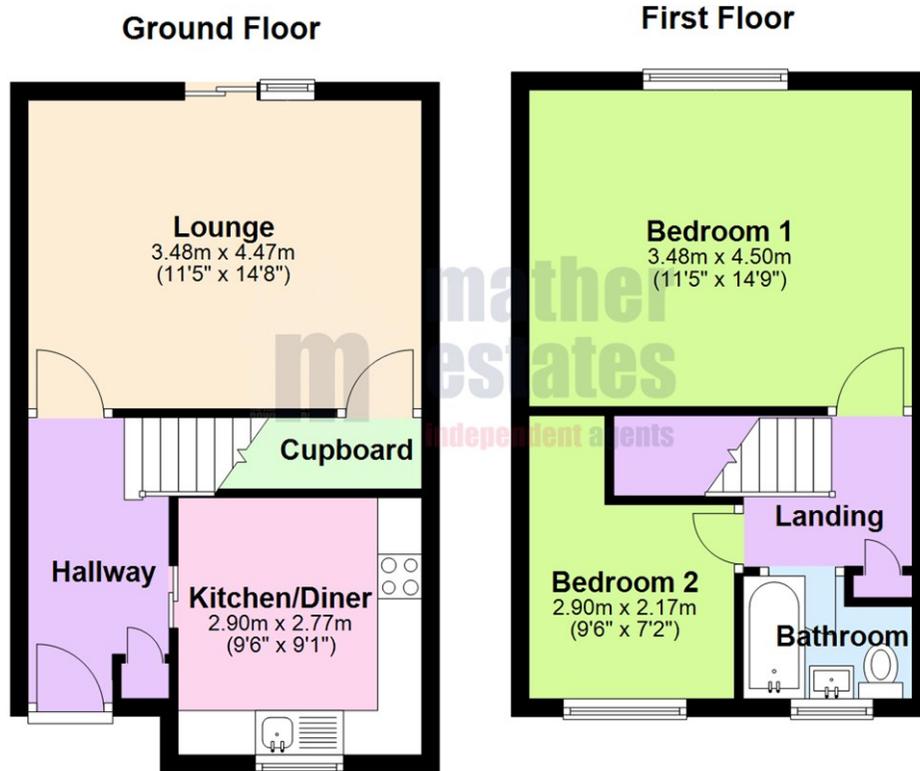
Flower and shrub beds, path to front door. fencing to boundary.

#### Private Driveway

Private driveway to the front for one vehicle. (could be expanded to take two vehicles)

#### Southerly Facing Rear Garden

Southerly facing with a full width patio to immediate rear with raised planter, lawn area, various bushes and evergreens, timber shed, newly installed fencing.



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
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

**01707 270777 hatfield@matherestates.com**  
**27 Market Place, Hatfield, Hertfordshire, AL10 0LJ**