



Briars Wood, Hatfield, AL10 8DG

£330,000



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Briars Wood, Hatfield

This well-presented two double bedroom end-of-terrace home is ideally situated within walking distance of Hatfield Town Centre, offering excellent transport links and convenient access to local amenities. With a complete onward chain, the property represents a fantastic opportunity for first-time buyers looking to take their first step onto the property ladder.

The accommodation comprises a entrance hall with a utility area, a living room featuring an electric fireplace, and a refitted kitchen/diner providing an ideal space for everyday dining and entertaining.

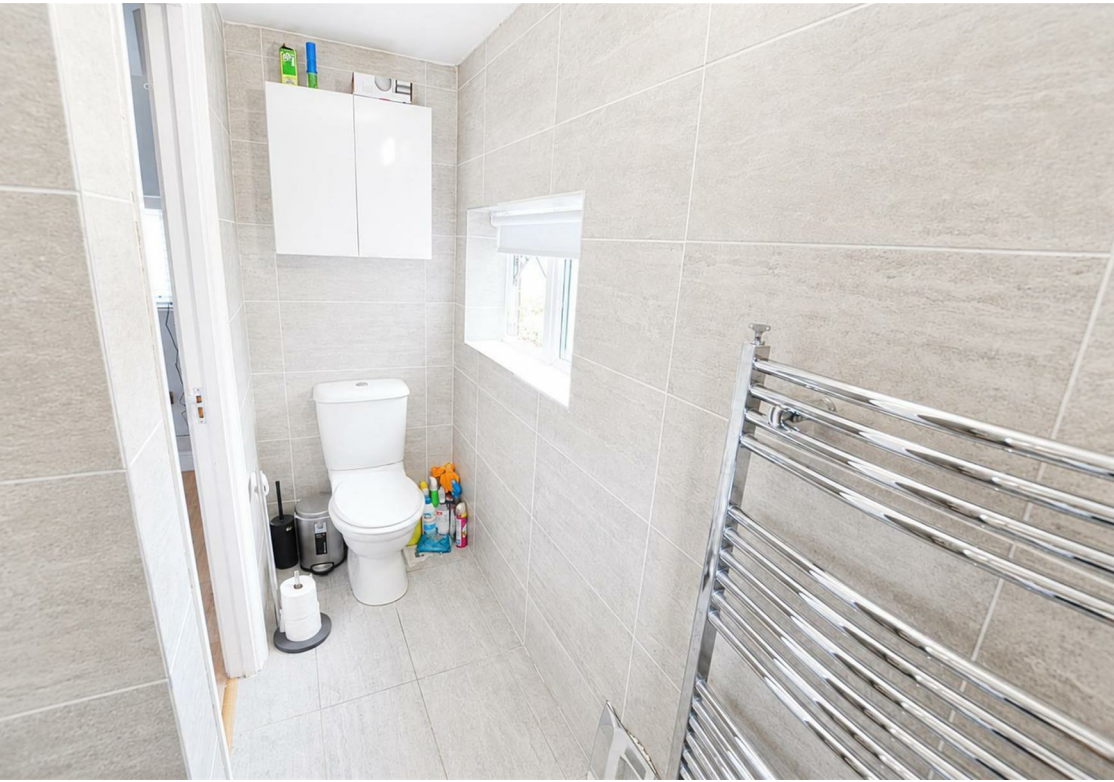
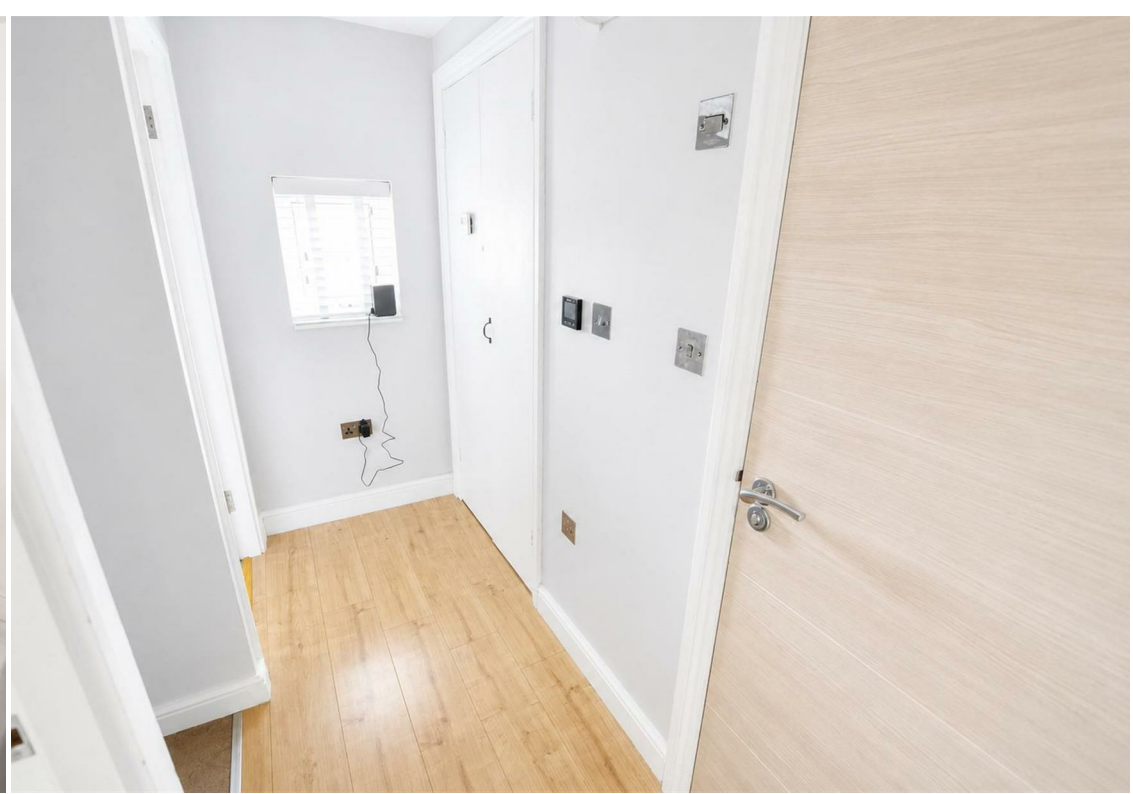
Upstairs, there are two generously sized double bedrooms, both benefiting from fitted wardrobes, alongside a refitted bathroom.

Externally, the property enjoys both front and rear gardens and offers potential to put in a driveway and extend the existing accommodation (STPP)

Further benefits include double glazing throughout and gas radiator central heating.

Early viewing is highly recommended, please call us on 01707 270777 to arrange your viewing.







Entrance Hall/ Utility

Double glazed front door, wood effect flooring, utility area with space for washing machine, double glazed window to side and door to rear garden, doors to:

Living Room

15'8" x 12'1"

Double glazed windows to front, wood effect flooring, radiator, electric fireplace

Kitchen/Diner

12'1" x 8'10"

Refitted range of wall and base units, complimentary work surfaces with tiled splashbacks, stainless steel sink/drainage with mixer tap, inset stainless steel gas hob with fitted extractor hood over and oven under, double glazed window.

Landing

Double glazed window, doors to:

Bathroom

Fully tiled suite comprising of panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap, single flush wc, doubled glazed frosted windows to side,

Bedroom One

12'9" x 12'1"

Double glazed windows to front, radiator, wood effect flooring, built in wardrobes.

Bedroom Two

12'1" x 8'10"

Double glazed window to rear, radiator, wood effect flooring, built in wardrobe.



Front Garden

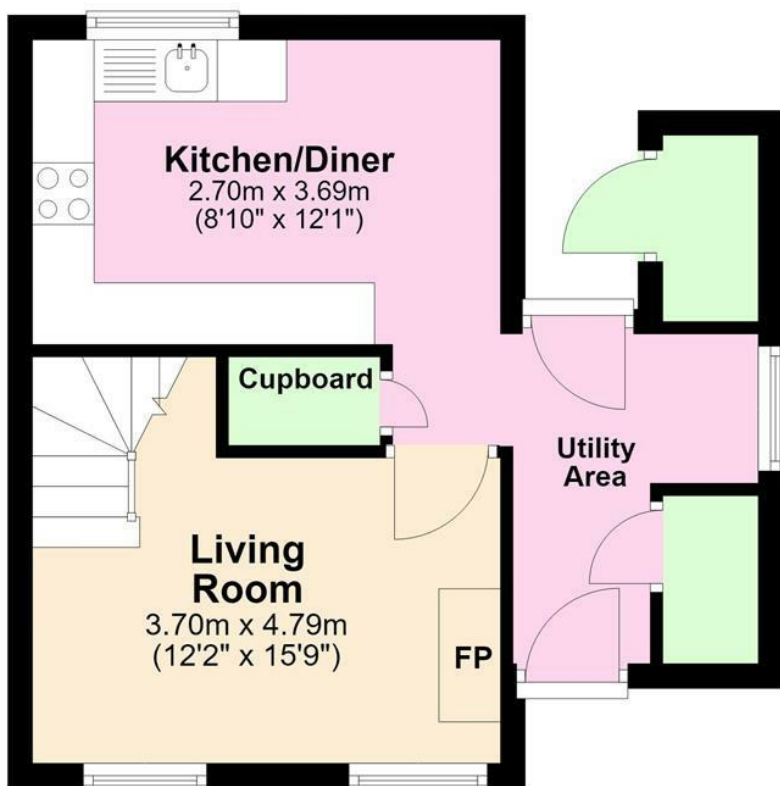
Path to front door, potential for driveway (STPP), shrubs and evergreens

Rear Garden

Patio to immediate rear, lawn, shrubs and evergreens, timber shed, fenced to sides, water tap.

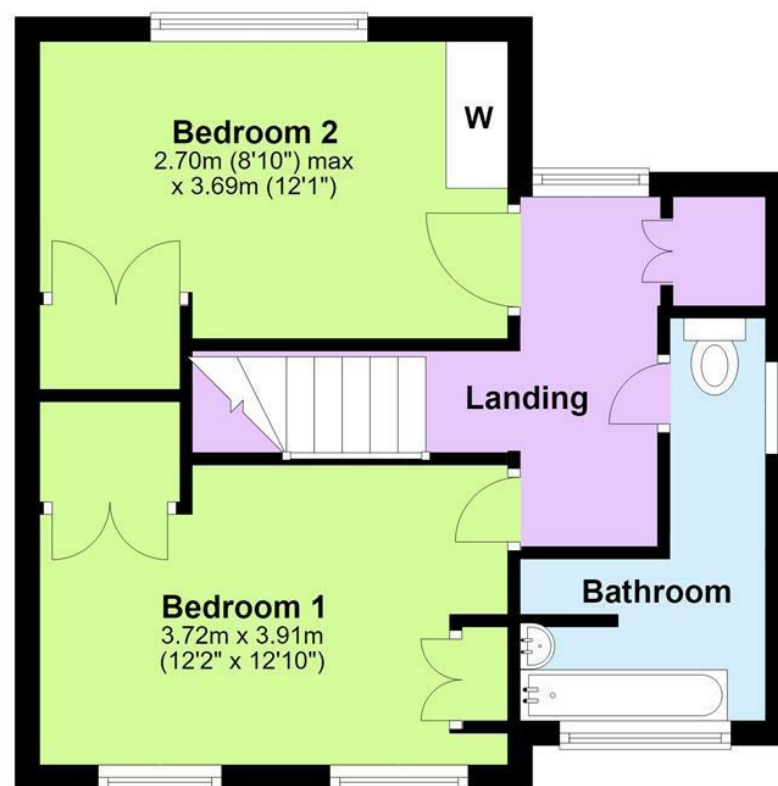
Ground Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



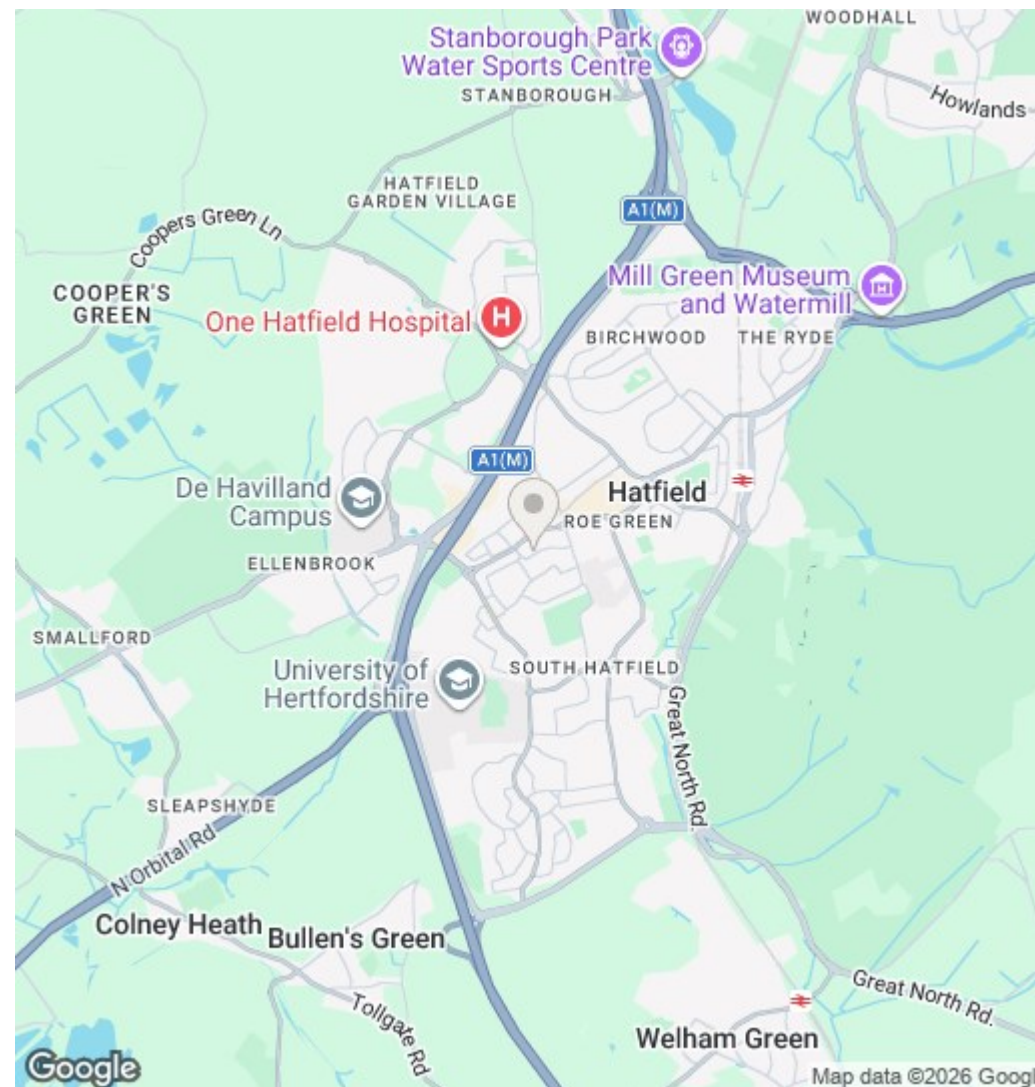
Total area: approx. 57.2 sq. metres (615.3 sq. feet)

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

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



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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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