



Eagle Way, Hatfield, AL10 8RE

£375,000



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## Eagle Way, Hatfield

Guide Price £375.000-£385.000

Chain free extended three bedroom family home situated in the sought after "Birds & Trees" area, offering great access to major road links, within walking distance of numerous schools and the University of Hertfordshire

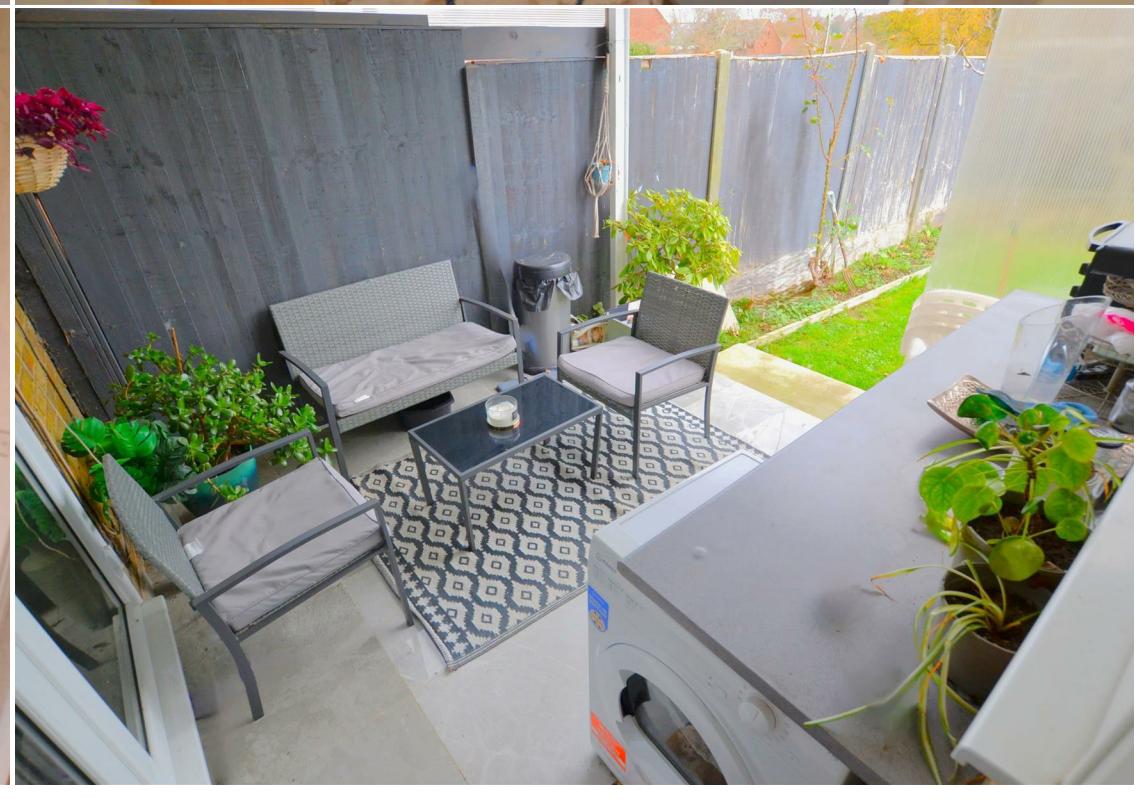
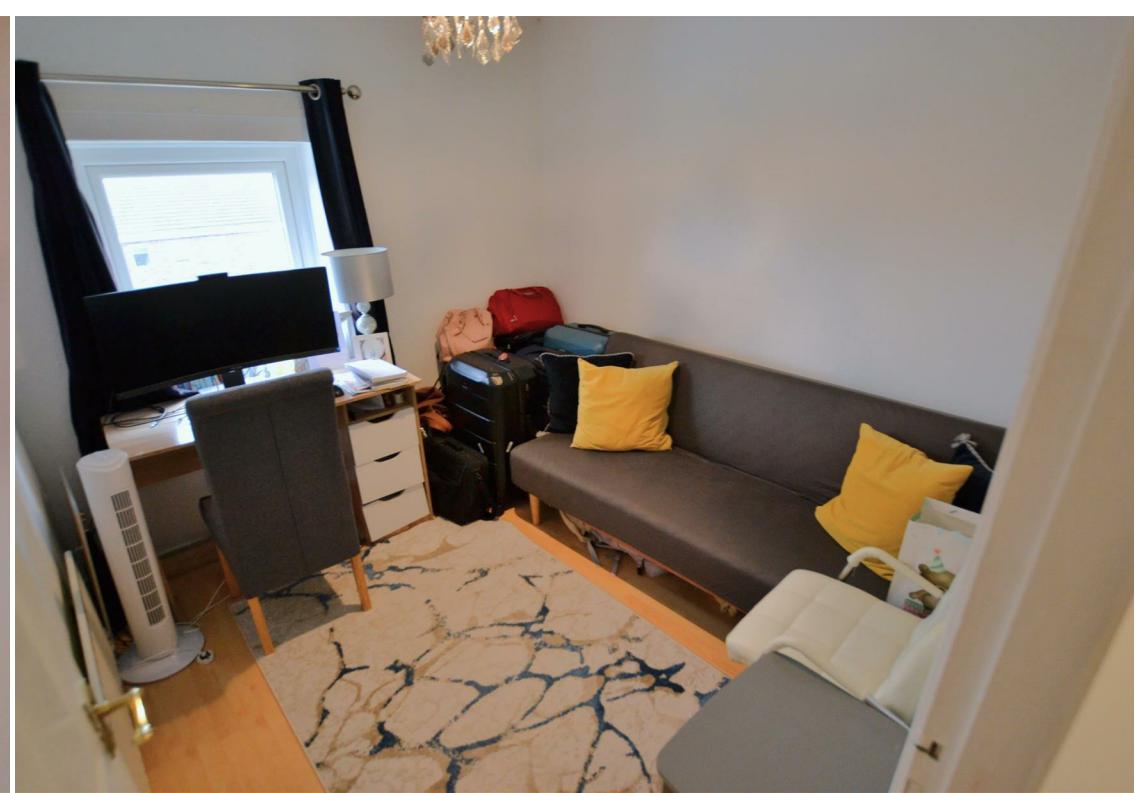
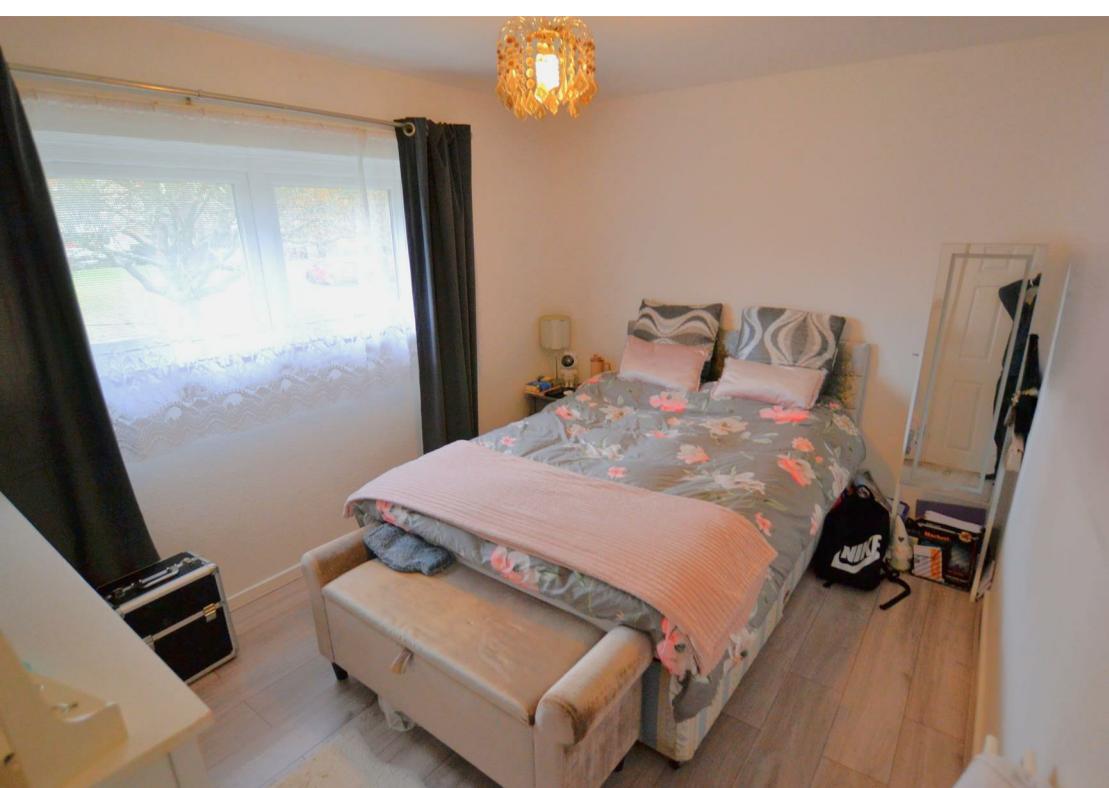
The property briefly comprises of: entrance hall, downstairs wc, lounge, kitchen/diner with access to patio, master bedroom and two further bedrooms and family bathroom

The house is double glazed and has gas radiator central heating. Outside there is a garden to the front and rear, with a covered patio immediately to rear.

Located on the south side of town, the property is just a short walk of the newly developed shops and amenities at the "Hilltop", "David Lloyd" leisure centre and the "Galleria" shopping and leisure centre are also close by, this offers a variety of shops, restaurants, and a multi screen cinema. Hatfield train station is a short drive, this offers direct access into "Kings Cross"

Please call us on 01707 270777 to arrange your viewing.







#### Entrance Hall

Double glazed frosted door and window to front, under stairs storage cupboard, radiator, wood effect flooring, doors to:

#### Downstairs WC

Dual flush wc, corner wash hand basin, complimentary wall and floor tiling.

#### Lounge

20'0" x 13'9"

Double glazed window to front, gas feature fireplace, two radiators, double glazed french doors to rear patio, wood effect flooring.

#### Kitchen/Diner

18'11" x 8'9"

Refitted range of wall and base units, complimentary work surfaces with tiled splashbacks, fully tiled flooring, one and half stainless steel sink/drainer with mixer tap, space for range cooker with fitted stainless steel extractor hood over, space for washing machine, fridge/freezer, gas fired boiler, double glazed window to rear, double glazed door to side, radiator.

#### Landing

Storage cupboard, radiator, loft access, doors to:

#### Bedroom One

11'10" x 10'5"

Two double glazed windows to rear, double fitted wardrobes, radiator

#### Bedroom Two

10'0" x 10'5"

Double glazed window to front, radiator, wood effect flooring

#### Bedroom Three

8'11" x 8'7"

Double glazed window to rear, radiator, wood effect flooring

#### Bathroom

Fully tiled suite comprising of panel enclosed bath with mixer tap, corner shower with sliding door and shower attachment, vanity wash hand basin with mixer tap and storage under, dual flush wc, double glazed frosted windows to rear, inset spotlights.

#### Rear Garden

Good size laid to lawn area, flower and shrub beds, fenced to sides, timber shed, water tap, path leading to rear gate providing access.

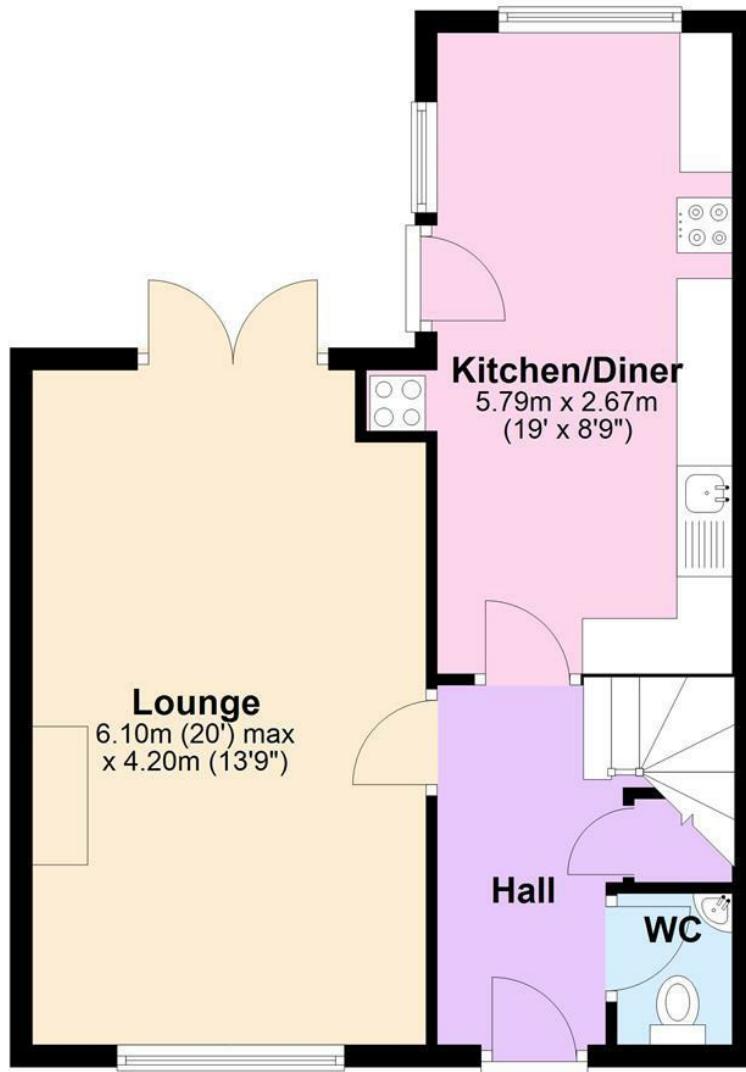
#### Patio

Covered patio area, base units, tiled flooring, doors to kitchen and lounge.

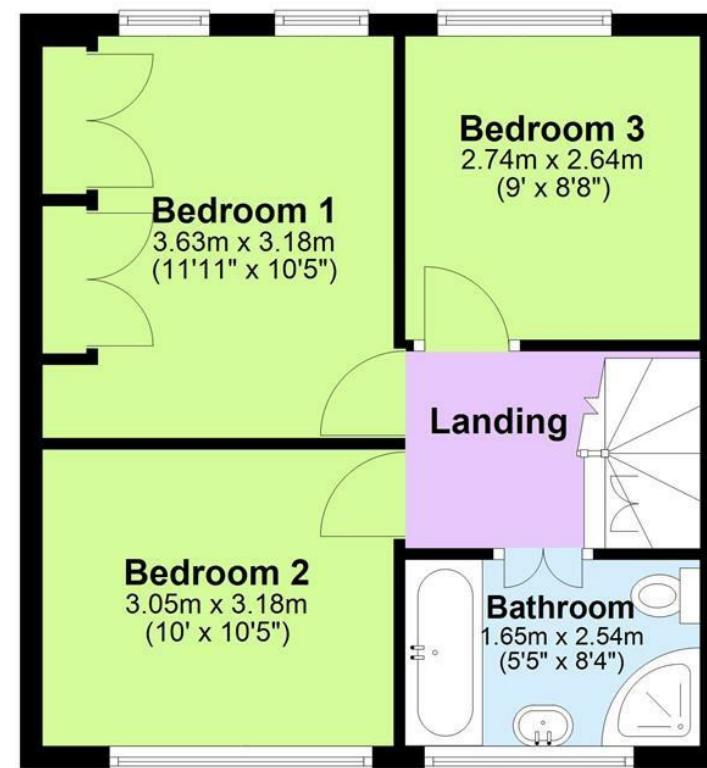
#### Front Garden

Stone wall enclosed with gate, path leading to front door, flower beds.

## Ground Floor



## First Floor



Total area: approx. 83.8 sq. metres (901.8 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			
<b>England &amp; Wales</b>	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) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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