

## Bishops Close, Hatfield



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.

## Bishops Close, Hatfield, Freehold Price £750,000



**CHAIN FREE** five bedroom detached house on Bishops Close offering versatile living with a ground floor bedroom and en-suite, garage conversion as a second reception room, spacious lounge opening to the garden and driveway parking for two cars. Ideal for families or investors. Viewings recommended.

- CHAIN FREE
- Five Bedroom Detached Home
- Driveway Parking For Two Vehicles
- Ground Floor Bedroom With En-Suite
- Converted Garage Providing A Second Reception Room
- Spacious Lounge With Sliding Doors To Garden
- Well Equipped Kitchen With Ample Work Space
- Four Further Bedrooms On The First Floor
- Upstairs And Downstairs Bathrooms
- Large Rear Garden





## Entrance Hall

The entrance hall features wood laminate flooring, a frosted double glazed window to the front, a storage cupboard, stairs rising to the first floor landing, a radiator and doors leading to the hallway, kitchen and lounge.

## Hallway

With wood laminate flooring throughout, the hallway houses the boiler cupboard and provides doors to the shower room and second reception room.

## Shower Room

This practical ground floor shower room is fully tiled and comprises a frosted double glazed window to the side, heated towel rail, pedestal sink with mixer taps, low level flush WC with bidet attachment and a tiled shower cubicle.

## Second Reception Room

Formerly the garage, this versatile additional reception room features wood laminate flooring, dual aspect double glazed windows to the side and front, a radiator and its own entrance door.

## Kitchen

The kitchen has wood laminate flooring, base and eye level units with roll edge work surfaces, a steel sink with mixer tap and drainer, space for a large cooker, a window to the rear, tiled splash backs, space for a fridge, space for a washer, a door to the side passage and a radiator.

## Lounge

A bright and spacious lounge with wood laminate flooring, two radiators, a double glazed window to the rear and sliding doors opening directly onto the garden. A door connects to the ground floor bedroom.

## Ground Floor Bedroom

This conveniently located bedroom benefits from wood laminate flooring, a radiator, a dressing area, a double glazed window to the front and access to its own en suite shower room.

## En-Suite

Fully tiled to the floor and walls, the en-suite shower room includes a wall mounted sink, low level flush WC, bidet, heated towel rail, a frosted double glazed window to the rear and a tiled shower cubicle.

## Garden

The rear garden is mainly laid to lawn with a patio seating area and paved path around the perimeter. There is side access from the front of the property.

## Landing

With wood laminate flooring, the landing gives access to the bedrooms and family bathroom. It features a radiator, double glazed window to the front and a loft hatch.

## Bedroom One

This bedroom offers wood laminate flooring, a double glazed window to the front and a radiator.

## Bedroom Two

Featuring wood laminate flooring, a double glazed window to the rear and a radiator.

## Bedroom Three

This bedroom offers wood laminate flooring, a double glazed window to the front, a radiator and useful integrated storage.

## Bathroom

Tiled flooring with tiled splash backs, the family bathroom has an opaque double glazed window to the rear, low level flush WC with bidet, pedestal sink with mixer tap, a radiator and a tiled shower cubicle.

## Further Details

The property is Freehold  
Council Tax Band - Unknown

**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.**