



Bishops Rise, Hatfield, AL10 9HH

House | 3 Bedrooms

£450,000 Freehold

LARKHAM
PIKE &

www.larkhamandpike.co.uk



Entrance Hall

Accessed via frosted uPVC front door. Radiator, stairs rising to first floor and doors to:

WC

Low level WC, inset wash hand basin with splash back tiling.

Living Room

Double glazed bay window to front, wood laminate flooring, radiator, leading to:

Dining Room

Radiator. uPVC sliding patio doors opening onto patio and door to:

Kitchen

Comprising a range of wall and base mounted cupboards and drawers with tiled works surfaces over. Sink unit with mixer tap and splash back tiling. Integrated oven and hob, space for free standing fridge freezer, washing machine and separate dryer. Wall mounted glow-worm boiler and radiator. Double glazed windows to rear and two Upvc doors with one opening to the front of the property and one on to the rear garden.

Landing

Double glazed window to side, loft access, linen cupboard and doors to:

Bedroom One

Double glazed window to front, built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear, built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front, cupboard over stairs. Radiator.

Bathroom

Shower enclosure with glazed sliding door and wall mounted shower unit. Pedestal wash hand basin, low level WC and radiator. Aqua boarded walls and frosted double glazed window to rear.

Exterior

Front Garden

Driveway with parking for two cars. Path to front door and side door.

Rear Garden

Decking, artificial lawn, range of mature shrubs, two garden ponds, Pergola and shed.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

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	