Oaklands Wood, Hatfield

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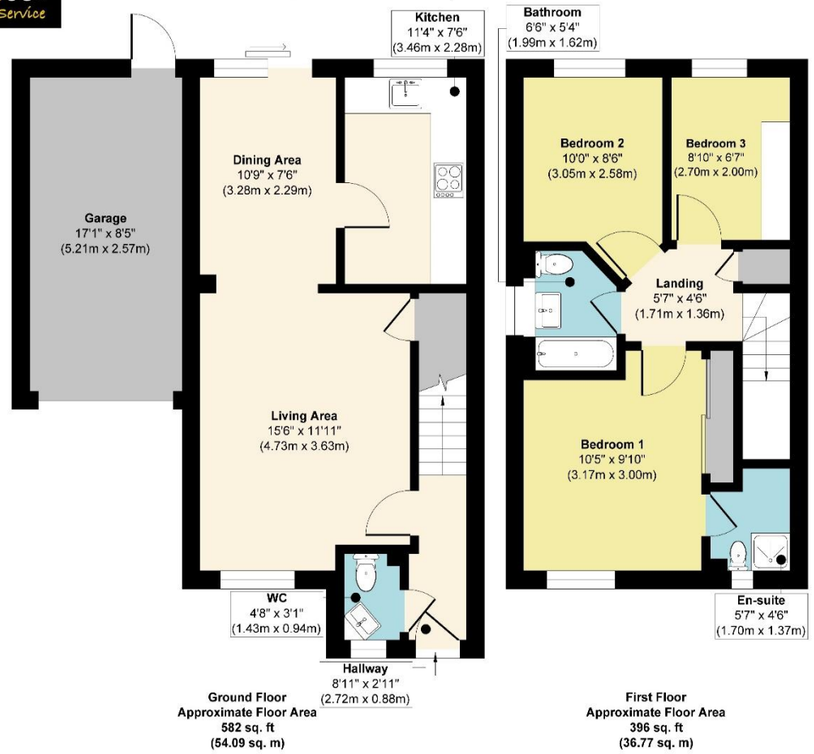
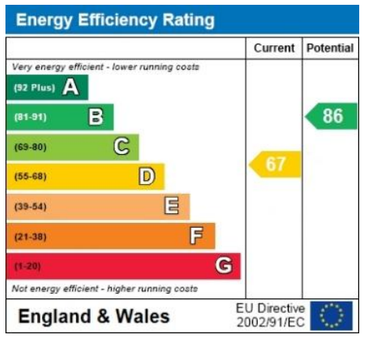


Approx. Gross Internal Floor Area 978 sq. ft / 90.86 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

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Oaklands Wood, Hatfield, Freehold
Offers In Excess Of £425,000

A CHAIN FREE three bedroom semi detached home just two minutes walk to Hatfield Town Centre, and a five minute walk to local schools. Offering spacious accommodation with open plan lounge diner, fitted kitchen, master bedroom with En-Suite, and family bathroom. New boiler and radiators in 2023.

- CHAIN FREE
- Two Minute Walk To Hatfield Town Centre
- Built In The Early 2000`s
- En-Suite To Master Bedroom
- Large Garage With Garden Access
- Driveway Providing Off Street Parking
- New Boiler And Radiators Installed In 2023
- Close Proximity To Schools Along Woods Avenue
- Double Glazed Windows Throughout
- Close To Hatfield Train Station

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Entrance Hall
Laminate wood style flooring, stairs rising to the first floor, radiator, doors to the lounge and downstairs wc, with double glazed window to the front aspect.

Downstairs WC
Laminate wood style flooring, part tiled walls, radiator, wall mounted sink, low level wc, fuse board and double glazed window to the front.

Open Plan Lounge / Diner

Lounge Area
A bright lounge area with laminate wood style flooring, double glazed window to the front, radiator and useful under stair storage, with open walkway to the dining area.

Diner Area
The dining area features laminate wood flooring, radiator, door to the kitchen and sliding doors opening directly to the rear garden, creating a seamless flow for entertaining and family living.

Kitchen
Vinyl flooring, a range of base and eye level units with roll edge worktops, tiled splashbacks and space for a washing machine, tumble dryer, dishwasher and fridge freezer. Integrated electric fan oven and induction hob with extractor hood over. Sink with mixer tap, drainer and rinsing bowl. Wall mounted boiler, radiator and double glazed window to the rear.

Garden
Mainly laid to lawn with a patio seating area, garden shed and access door to the garage.

Landing
Carpeted landing with radiator, loft access, storage cupboard and doors to the bedrooms and family bathroom.

Bedroom One
Carpeted double bedroom with radiator, double glazed window to the front, integrated storage and door to the ensuite shower room.

Ensuite Shower Room
Tiled floor and part tiled walls, low level wc, tiled shower cubicle, vanity sink, radiator, extractor fan and obscured double glazed window to the front.

Family Bathroom
Tiled floor and part tiled walls, panel bath with shower attachment, pedestal sink, low level wc, radiator, extractor fan and obscured double glazed window to the side.

Bedroom Two
Carpeted bedroom with radiator and double glazed window to the rear.

Bedroom Three
Carpeted bedroom with radiator, double glazed window to the rear and fitted wardrobe.

Garage
Large garage with up and over door, space for one - two cars, and a door providing access to the rear garden.

Further Details
The property is Freehold
Council Tax Band - Band E

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.