

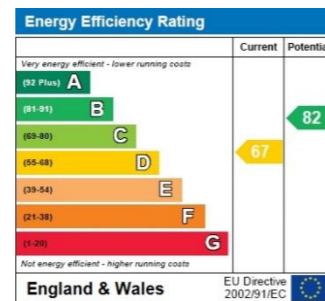
Mill Green Lodge, Hatfield



Approx. Gross Internal Floor Area 1315 sq. ft / 122.25 sq. m

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 particulars 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.

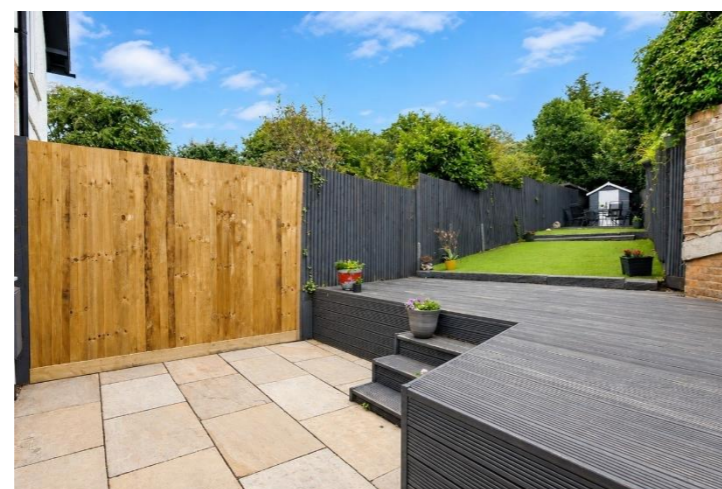
Mill Green Lodge, Hatfield Freehold Price £575,000



Character three bedroom semi detached home with riverside front garden, dual aspect lounge with log burner, dining room to conservatory and kitchen with marble work tops and integrated appliances. Gravel drive for multiple vehicles. Close to local pubs and fifteen minutes walk to Hatfield station.

- Riverside Front Garden
- Character Property With Modern Interior
- Dual Aspect Lounge With Log Burning Stove
- Gravel Driveway With Parking For Multiple Vehicles
- Modern Kitchen With Marble Work Tops And Wine Cooler
- Conservatory With Direct Access To Patio
- Three Bedrooms With Feature Fireplaces In Two Rooms
- Large Front & Rear Garden
- Natural Views With Close Proximity To Hatfield Town
- Close To Local Pubs & Hatfield Station





Outside Front

Car and pedestrian gates open to a gravel driveway suitable for multiple vehicles. The front garden is mainly laid to lawn and extends to the river at the far end. Side access leads to the rear garden.

Entrance Hall

Wood laminate flooring and a radiator. Stairs rise to the first floor with doors leading to the lounge and dining room.

Lounge

The carpeted lounge is dual aspect with double glazed windows to the front and side. It features a fireplace with log burner and a radiator, providing a bright and comfortable reception room.

Dining Room

The dining room has wood laminate flooring, a radiator and useful under stairs storage. A door leads to the conservatory and there is a walkway through to the kitchen.

Conservatory

The carpeted conservatory has double glazed doors and windows to the side and patio area together with a radiator, offering additional versatile living space.

Kitchen

The kitchen is fitted with wood laminate flooring, base and eye level units and marble work tops. It includes an induction hob with extractor over, wall mounted double oven, integrated dishwasher, wine cooler and sink with mixer taps, drainer and rinsing bowl. There are tiled splash backs, space for a fridge freezer, washing machine and dining table, plus two double glazed windows to the rear and French doors opening to the garden. A radiator provides heating.

Landing

The landing has carpeted stairs and floor with loft access and doors leading to all bedrooms and the bathroom.

Bedroom One

The carpeted principal bedroom is dual aspect with double glazed windows to the front and side. It includes a feature fireplace and a radiator.

Bedroom Two

This carpeted bedroom has a radiator, fitted wardrobe and a double glazed window to the rear.

Bedroom Three

The carpeted third bedroom features a fireplace, radiator and double glazed window to the front.

Rear Garden

The multi level rear garden features a patio seating area with side access, raised decking and an astro turf section with storage shed, providing good outdoor space for leisure and entertaining.

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.