



3 College Lane AL10 9PB
Guide Price £475,000



3



2



3

Guide Price £475.000-£500.000

Extended 1940's character semi detached family home with detached garage offering versatile ground floor accommodation with annexe potential.

This delightful family home has been well loved for many years and is now offered for sale with no onward chain.

The property briefly comprises of entrance hall, ground floor wc and a newly refitted shower room, three reception rooms and a kitchen/breakfast room with built in appliances. The first floor offers three bedrooms and a family bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a low maintenance westerly facing garden to the rear, to the side there is a gated driveway providing private off street parking for two vehicles and access to the detached garage.

Early viewing strongly advised, please call us on 01707 270777





mather
estates
independent agents



mather
estates
independent agents



mather
estates
independent agents



mather
estates
independent agents





m mather
estates
independent agents



m mather
estates
independent agents



m mather
estates
independent agents



m mather
estates
independent agents



Entrance Hall

Double glazed entrance door and windows to front, radiator, doors to:

Wc

Double glazed window to side, wc, wash hand basin with mixer taps, tiled splash backs, Wood effect flooring.

Lounge

23' 13'9

Double glazed bay window to front, two radiators, two storage cupboards, recessed spotlights, central heating thermostat, stairs to first floor with storage under, door to:

Kitchen/breakfast Room

13'9 x 10'10

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainage with mixer tap, built in hob with oven under and extractor over, space for dishwasher, washing machine and fridge/freezer, recessed spotlights, radiator, wood effect flooring, double glazed window and door leading to the rear garden, opening to:

Dual Aspect Sitting Room/bedroom Four

10'10 x 9'5

Dual aspect room with double glazed windows to side and rear, recessed spotlights, radiator, opening to:

Dining Room/annexe Living Room

20'11 x 12'1

Double glazed window to side, recessed spotlights, radiator, door to:

Refitted Shower Room

8'7 x 5'8

Refitted to comprise of double shower with glazed partition, vanity wash hand basin with mixer tap and storage under, complimentary floor and wall tiling to full height, heated towel rail, extractor fan.

Landing

Access to loft with ladder and light, partially boarded doors to:

Bedroom One

12'5 x 12'2

Dual aspect room with double glazed windows to side and rear, radiator, full width built in wardrobes.

Bedroom Two

11'10 x 10'

Double glazed window to rear, airing cupboard housing hot water cylinder, radiator.

Bedroom Three

13'9 x 9'

Two double glazed window to front, two built in wardrobes, radiator.

Family Bathroom

12'1 x 6'3

Comprising of panel enclosed bath with power shower over, wash hand basin with mixer tap, wc, complimentary tiled walls, heated towel rail, double glazed window to front.

Low Maintenance Rear Garden

Patio area to immediate rear extending to lawn, flower and shrub beds, various bushes and evergreens, lighting, water tap, further patio area to the rear of the detached garage, gate leading to:

Gated Off street Parking

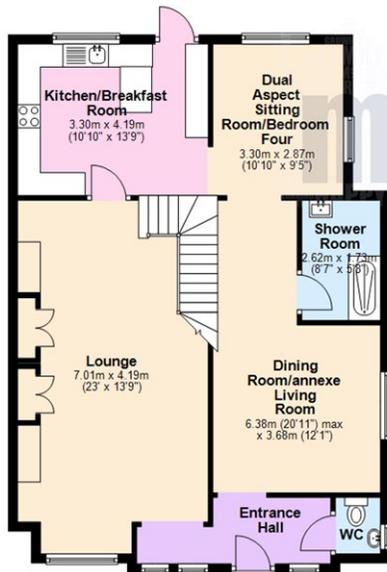
Bloc paved driveway providing private off street parking for two vehicles, also providing access to the detached garage, double gates to front.

Detached Garage

17' x 8'2

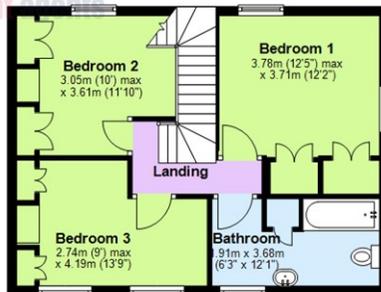
Up and over door to front, window to side, power and light.

Ground Floor



**mather
estates**
independent agents

First Floor



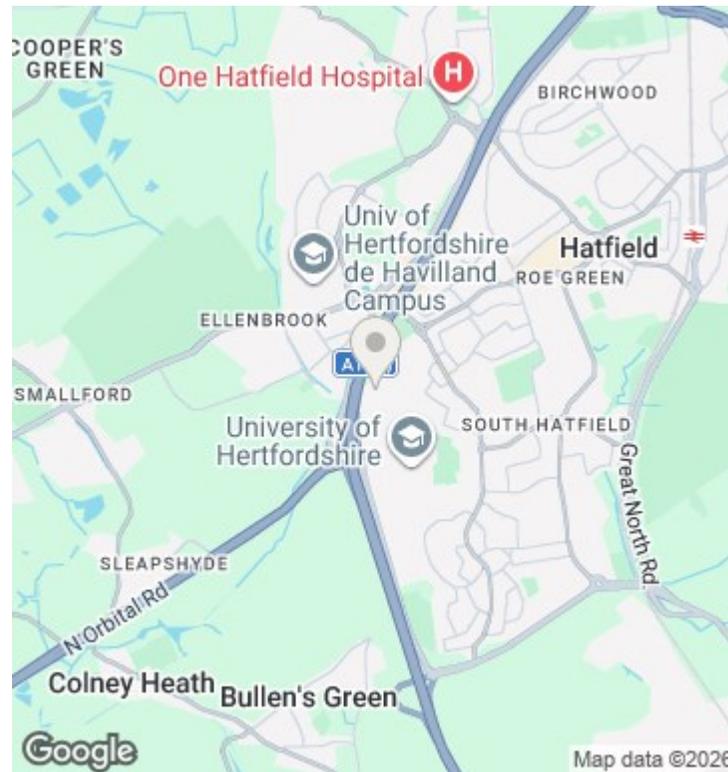
Total area: approx. 147.3 sq. metres (1585.0 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



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		
		81
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ