

74 Old Rectory Drive AL10 8FE

Chain Free £600,000

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Situated in a sought after, well maintained private gated development, with half a mile of the numerous schools, the town centre and train station, this conveniently located family home is offered for sale with immediate vacant possession.

The property is briefly comprises of entrance hall, ground floor wc, a dual aspect lounge with doors to the rear garden, separate dining room, a good size dual aspect kitchen/diner with built in appliances, utility room, gallery landing, master bedroom with built in wardrobes and en-suite shower room/wc, three good size further bedrooms, two with fitted furniture, and a family bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a small private garden to the front, the rear garden is mature and private with a nice size patio area for entertaining. There is a private driveway to the front which leads to an integral garage.























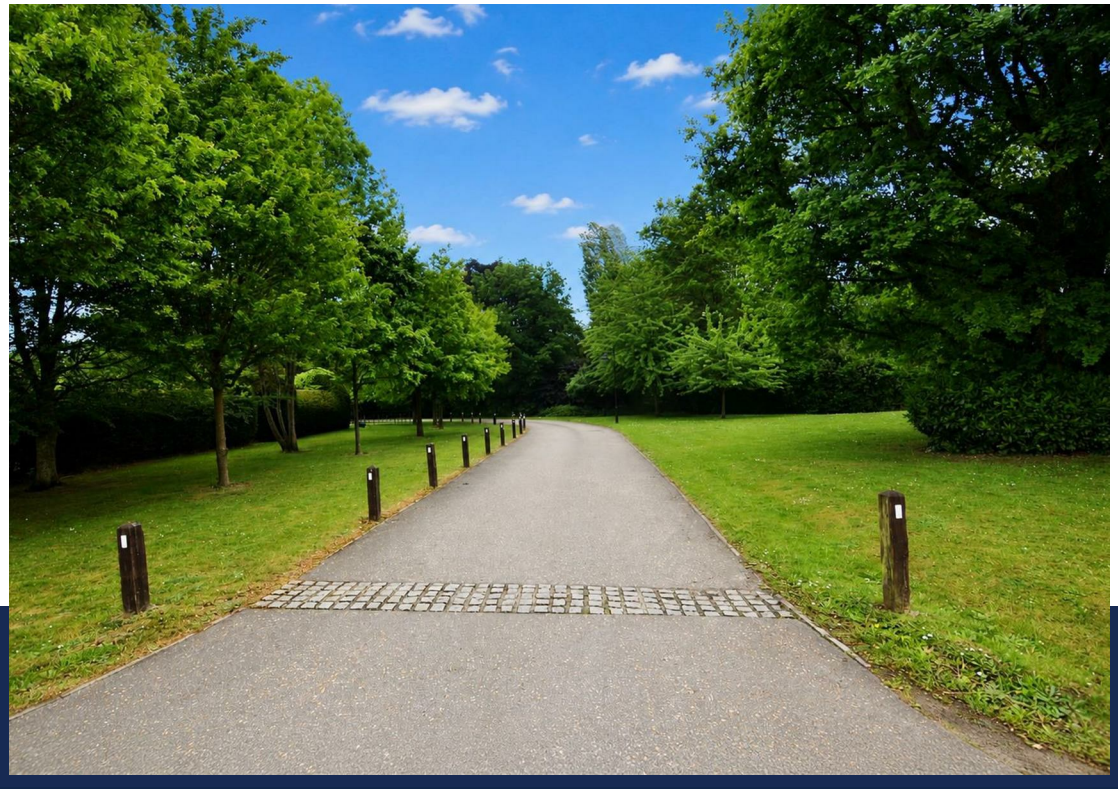













NO
PARKING

Entrance Hall
Entrance door to front, radiator, wood effect flooring, stairs to first floor, fitted storage units, doors to:

Ground Floor Wc
Dual flush wc, pedestal wash hand basin with mixer tap and tiled splash back, tiled floor, radiator, extractor fan, storage cupboard.

Dual Aspect Lounge
Dual aspect room with double glazed window to side and double doors leading to the rear garden, wood effect flooring, two radiators, fitted storage units

Dining Room
Double glazed window to rear, radiator, wood effect flooring, fitted storage units.

Dual Aspect Kitchen/diner
Fitted range of wall and base units, complimentary work surfaces with concealed lighting and tiled splash back, inset stainless steel sink/drainer with mixer tap, built in stainless steel hob with stainless steel splash back, oven under and chimney style extractor hood over, integrated fridge/freezer and dishwasher, tiled floor, radiator, recessed spotlights, cupboard housing gas fired boiler, door to:

Utility Room
Space for washing machine and tumble dryer with worktop over, wall units, tiled floor, double glazed window and door to side.

Gallery Landing
Double glazed window to side, wood effect flooring, large walk in airing cupboard, access to loft, doors to:

Master Bedroom
Double glazed window to rear, built in wardrobes, wood effect flooring, radiator, door to:

En-Suite
Comprising of shower cubicle with sliding doors, concealed cistern dual flush wc, pedestal sink with mixer tap, complimentary wall and floor tiling, radiator, shaver point, extractor fan.

Bedroom Two
Double glazed window to front, wood effect flooring, radiator.

Bedroom Three
Double glazed window to rear, wood effect flooring, range of fitted furniture, radiator.

Bedroom Four
Double glazed window to front, wood effect flooring, range of fitted furniture, radiator.

Family Bathroom
Comprising of a "P" shaped bath with mixer tap and shower, glazed screen, concealed cistern dual flush wc, vanity sink with mixer tap and cupboard under, complimentary wall and floor tiling, shaver point, radiator, recessed spotlights, double glazed window to side.

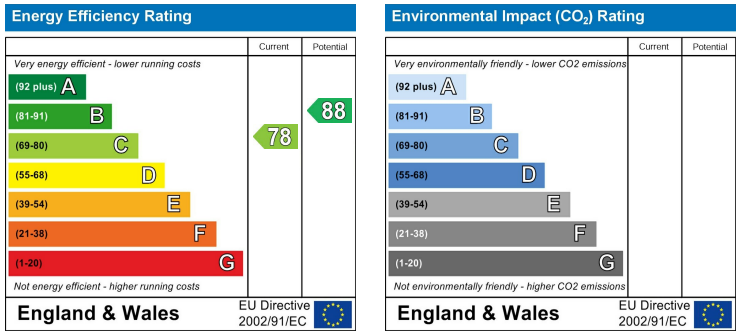
Front Garden
Lawn, flower and shrub bed, bushes/evergreens, path to front door.

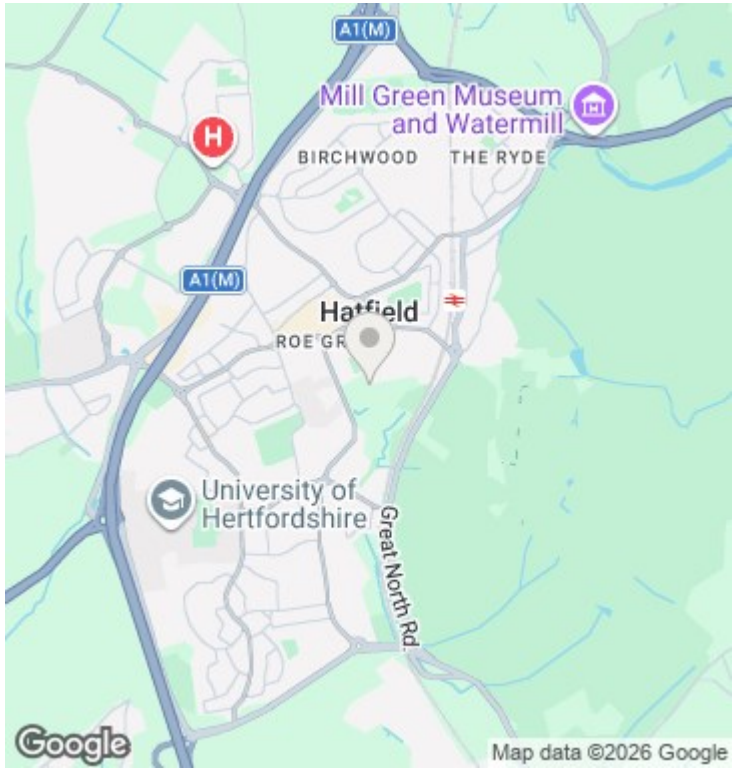
Rear Garden
Private mature garden which is well screened to the sides and rear, flower and shrub beds, various bushes and evergreens, patio area, water tap, side access with gate leading to the front.

Driveway
Providing access to the integral garage and parking for one vehicle.

Integral Garage
Up and over door to front, power and light, personal door to entrance hall.







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2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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