



Old Leys, Hatfield, AL10 8LR

House - Detached | 3 Bedrooms

£500,000 Freehold

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk

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Entrance Porch

Accessed via part glazed wooden door. Frosted double glazed window to side. Multi-paned door to:

Entrance Hall

Stairs rising to first floor with storage under. Single radiator & Parquet flooring. Glazed double doors to lounge and doors to:

Cloakroom

Low level WC & inset wash hand basin. Tiled floor and walls. Radiator and frosted double glazed window to front.

Lounge/Dining Room

24'11" x 13'7" max, 9'8" min

L-shaped dual aspect room with double glazed window to front and aluminium double glazed patio door opening onto rear lean to/conservatory. Two double radiators. Feature living flame effect fire. Door to:

Kitchen

Comprising a range of wall and base mounted units with work surfaces over, inset sink with dual drainer and splash back tiling. Space and plumbing for appliances. Filter hood. Radiator, tiled floor and double glazed window to front. Door to:

Family Room

10'10" x 9'5"

Wall heater. Cupboard housing boiler, timer controls and aluminium patio door opening onto rear garden.

Lean to/Conservatory

Glazed with door and window to side. Light and power.

Landing

Double glazed window to side. Storage cupboard with shelving, airing cupboard with lagged cylinder and linen shelving and access to loft. Doors to:



Bedroom One

13'1" x 8'7" plus wardobes and door recess. 10'6"
Double glazed window to front. Radiator and fitted wardrobes mirrored doors, shelving and hanging space.

Bedroom Two

11'3" x 9'1" plus wardrobes and door recess. 11'2"
Double glazed window to rear. Radiator and fitted wardrobes with mirrored sliding doors, shelving, hanging space and inset wash hand basin with splash back tiling.

Bedroom Three

9'11" x 9'7"
Double glazed window to front. Radiator and over stairs cupboard with shelving and hanging space.

Bathroom

A five piece suite comprising a panel enclosed bath with mixer shower attachment, walk-in shower with mixer shower, pedestal wash hand basin, low level WC and bidet. Tiling to walls and floor. Radiator and frosted double glazed window to rear.

Exterior

Garage

Up and over door. Light & power and personal door to side. Meters and consumer board. Cold water tap.

Front Garden

Driveway to front leading to garage. Mature flower beds

Rear Garden

South easterly aspect with gated side access. Paved patio area with outside light and cold water tap. Pathway to rear with lawn areas and range of mature flower beds with shrubs and pond. Rear patio with paving, greenhouse and timber shed.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

