



Harvest Mead, Hatfield, AL10 0JD

House - End Terrace | 2 Bedrooms

£345,000 Freehold

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Entrance Hall

Door to front, Coat cupboard and door to lounge

Lounge

23'2" x 12'8"

Double glazed window to front, coved ceiling, LED spotlights, TV point, storage cupboard and storage space under stairs, stairs to first floor, double radiator and doors to

Kitchen

12'9" x 15'3"

Modern fitted kitchen with a range of wall and base mounted cupboards, stainless steel sink with mixer taps, stainless steel chimney hood with space for double cooker, plumbing for washing machine & dishwasher, space for tumble dryer and fridge freezer, partly tiled walls, LED spotlights, wall mounted combination boiler, double glazed window and patio doors to rear. Tiled floor.

Landing

Access to loft, loft with ladder and light, doors to

Bedroom One

10'0" x 12'9"

Velux window to rear with black out blind. Built in wardrobe with shelving, hanging rail and drawers. engineered wooden flooring & storage compartments, radiator.

Bedroom Two

10'10" x 8'9"

Velux window to front with black out blind. Built in wardrobes with hanging rail and shelves, engineered wooden flooring, radiator.

Bathroom

Modern fitted white bathroom suite with low level WC, vanity wash hand basin with draws and mixer

taps, bath with mixer taps and shower attachment, partly tiled walls, wall mounted heated towel rail and tiled flooring.

Rear garden

approx 45'11"

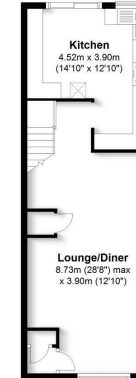
Patio area for table and chairs, mainly laid to lawn + fully fenced.

Front Garden

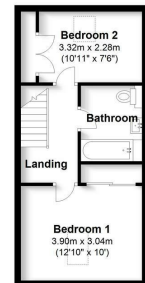
Small lawn area, fully fenced with gate. Brick built storage shed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 45.7 sq. metres (491.5 sq. feet)



First Floor
Approx. 33.7 sq. metres (362.3 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.