



6 Oaklands Avenue, Hatfield, AL9 7UJ
£700,000 Freehold (*see note over)

This three bedroom semi detached bungalow is conveniently located for access to Brookmans Park village including local shops, restaurants & Mainline Station. The property comprises three bedrooms, family bathroom, guest cloakroom, kitchen plus a lounge & conservatory as well as a rear garden in excess of 100ft and off street parking to the front. Presented in good decorative order throughout internal viewing is highly recommended.

ENTRANCE & HALL

Double glazed door to front front leading into hallway, coved ceiling, doors to cloakroom, bedrooms, family bathroom, lounge & kitchen, tile effect flooring.



LOUNGE 19' 0" x 12' 6" (5.79m x 3.81m) approx

Full height windows and double doors to rear leading into conservatory, coved ceiling, wall lights, feature fireplace housing coal effect fire, radiator.



CONSERVATORY 15' 1" x 11' 10" (4.59m x 3.60m) approx

Double glazed windows to side and rear, double glazed french doors to rear leading out to garden, wall lights, light wood effect flooring, double radiator.



KITCHEN 11' 2" x 10' 10" (3.40m x 3.30m) approx

Double glazed window to rear, double glazed door to rear leading out to garden, recessed spotlighting, granite worksurfaces with matching upstands, 1 1/2 bowl inset sink unit with mixer taps and drainer cut into worksurface, gas hob with chimney style cooker hood above and built in electric oven/grill below, glass backsplash, integrated microwave, space & plumbing for washing machine and dishwasher, space for American style fridge/freezer, breakfast bar, tiled flooring, concealed wall mounted boiler.



BEDROOM 1 13' 5" x 11' 2" (4.09m x 3.40m) approx

Double glazed window to front, coved ceiling, recessed spotlighting, radiator, fitted wardrobes to two walls.



BEDROOM 2 12' 10" x 10' 6" (3.91m x 3.20m) approx

Double glazed window to front, coved ceiling, fitted wardrobes to one wall, radiator.



BEDROOM 3 10' 6" x 7' 10" (3.20m x 2.39m) approx

Double glazed window to side, coved ceiling, radiator, fitted wardrobe, tile effect flooring.

**REAR GARDEN**

In excess of 100ft, patio area to rear of property, mainly laid to lawn with pathway leading to additional rear patio area, raised bed to rear, timber summer house, personal door into garage, gated side access to driveway.

**FAMILY BATHROOM**

Double glazed window to side with privacy glass, recessed spotlighting, low level w.c, wash hand basin with mixer taps, roll top bath with mixer taps, glass shower cubicle with wall mounted shower unit, fully tiled walls, tiled flooring.

**GUEST CLOAKROOM**

Double glazed window to side with privacy glass, low level w.c, corner wash hand basin with mixer taps, fully tiled walls, tile effect flooring, extractor fan.



GARAGE

Single garage accessed via securely gated shared driveway.

FRONT

Mainly paved to provide off street parking, dwarf wall boundary with raised flower bed.



MATERIAL INFORMATION

Council Tax Band: E (Welwyn Hatfield)
Parking arrangements: Off street parking/Driveway
Mains Gas: Yes
Mains Electric: Yes
Mains Water/drainage: Yes
Heating Type: Gas central heating
Surface Water Flood Risk: Medium Risk
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)
Broadband Availability: Standard, Superfast, Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)
Mobile Availability:
EE: Good outdoor and in-home
O2: Good outdoor
3: Good outdoor variable in-home
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



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