



18 Hawkshead Lane, North Mymms, Hatfield, AL9 7TB
£900,000

Duncan Perry
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Situated on approximately .36 of an acre this two/three bedroom detached bungalow is a current incomplete project but does feature some double glazing and gas central heating. Internal inspection is essential. Please contact vendors sole agents.



- TWO / THREE BEDROOM DETACHED BUNGALOW
- SITUATED ON .36 OF AN ACRE
- CURRENT INCOMPLETE PROJECT
- FEATURES SOME DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOUNGE / DINING ROOM / UTILITY / CONSERVATORY
- 145' X 75' REAR SOUTH FACING GARDEN
- CONCRETE SECTIONAL GARAGE
- OFF STREET PARKING
- INTERNAL INSPECTION IS ESSENTIAL
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN & HATFIELD COUNCIL



Part frosted double glazed leaded light front door opens into

ENTRANCE HALL

18'7 x 5'9 (5.66m x 1.75m)

Widening to 8'7. Two leaded light windows to front. Double radiator. Wall light points. Access to loft via foldaway ladder. Loft houses gas central heating boiler.

LOUNGE

17' x 17' (5.18m x 5.18m)

Feature fireplace with wood burner. Double radiator. Double glazed bay-window to rear. Double glazed doors to rear side.

DINING ROOM

22'3 x 9'3 (6.78m x 2.82m)

Wood effect floor covering. LED ceiling spotlights. Dual aspect with double glazed leaded light window to front. Double glazed window and casement door to rear.

KITCHEN

11'6 x 11'1 (3.51m x 3.38m)

Range of wall and base units. Space for gas cooker. Space for washing machine. Space for fridge / freezer. Double radiator. Double glazed window to side.

BEDROOM ONE

16' x 12' (4.88m x 3.66m)

Double radiator. Secondary glazed leaded light window to front. Secondary glazed leaded light windows to side.

BEDROOM TWO

12'6 x 11'9 (3.81m x 3.58m)

Double radiator. LED ceiling spotlights. Leaded light window to front.



SHOWER ROOM

8'4 x 6'2 (2.54m x 1.88m)

Suite comprising shower base. Pedestal wash basin. Low flush W.C. Frosted double glazed window to rear.

LEAN TO / CONSERVATORY

14'1 x 8'1 (4.29m x 2.46m)

Access from kitchen. Double radiator. Double glazed window to rear and either side. Double width, double glazed doors to rear garden which backs directly onto an open field.

LEAN TO / UTILITY

7'5 x 5'7 (2.26m x 1.70m)

Access from kitchen. Double glazed windows to front, side and rear. Double glazed casement door to front.

EXTERIOR REAR

145' x 75' (44.20m x 22.86m)

Predominately laid to lawn with several mature trees including fruit trees backing directly on to open fields. Aluminium framed greenhouse. Two small patio areas to rear of property. Backing South.

EXTERIOR SIDE

To one side of the property is a concrete sectional garage with windows to side. Door to side. Up and over door to front.

EXTERIOR FRONT

Concrete driveway. Lawned areas.

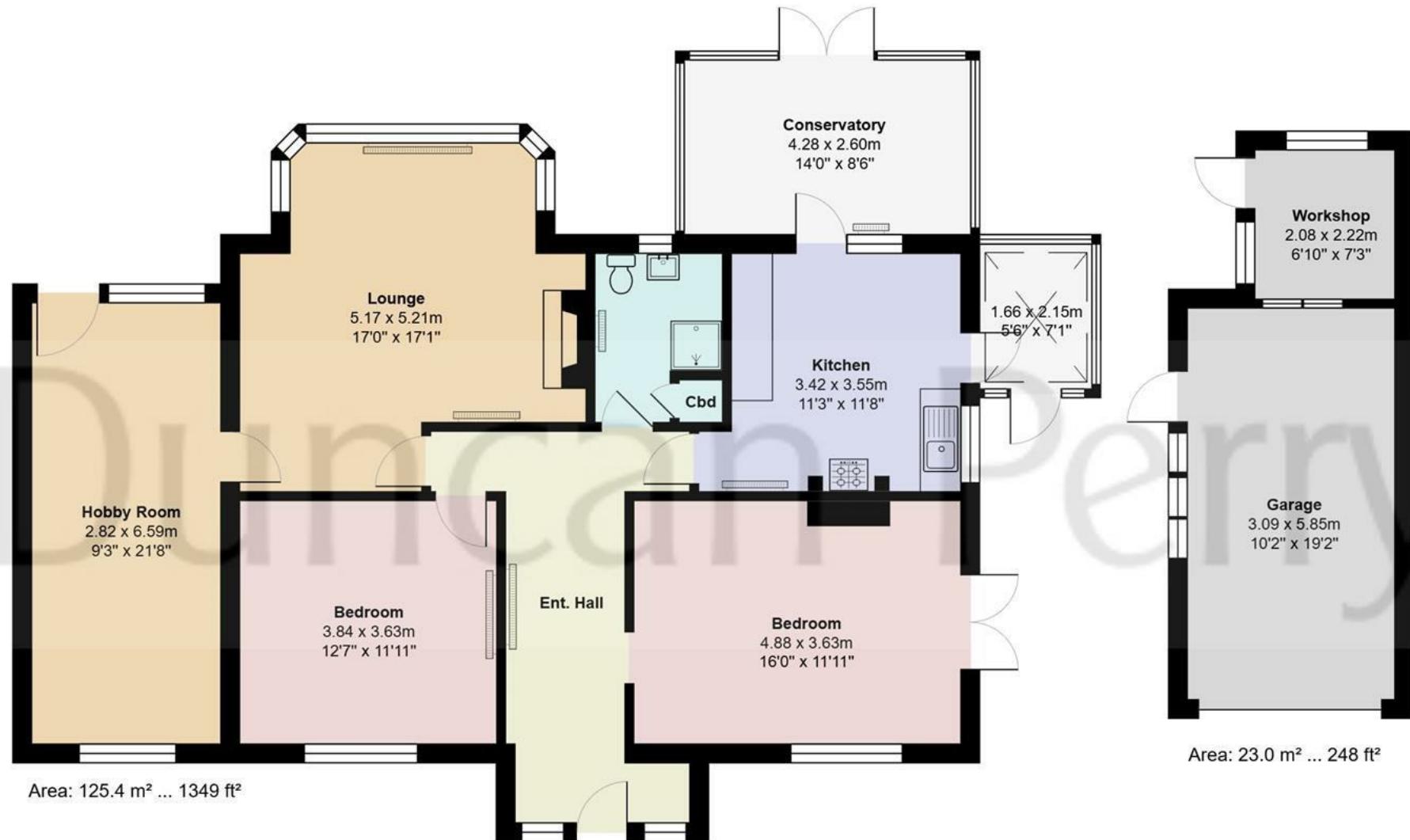
Tenure - Freehold. Council tax band F - Welwyn & Hatfield Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to







Hawkshead Lane, Hertfordshire AL9

Total Area: 148.4 m² ... 1597 ft²

All measurements are approximate and for display purposes only

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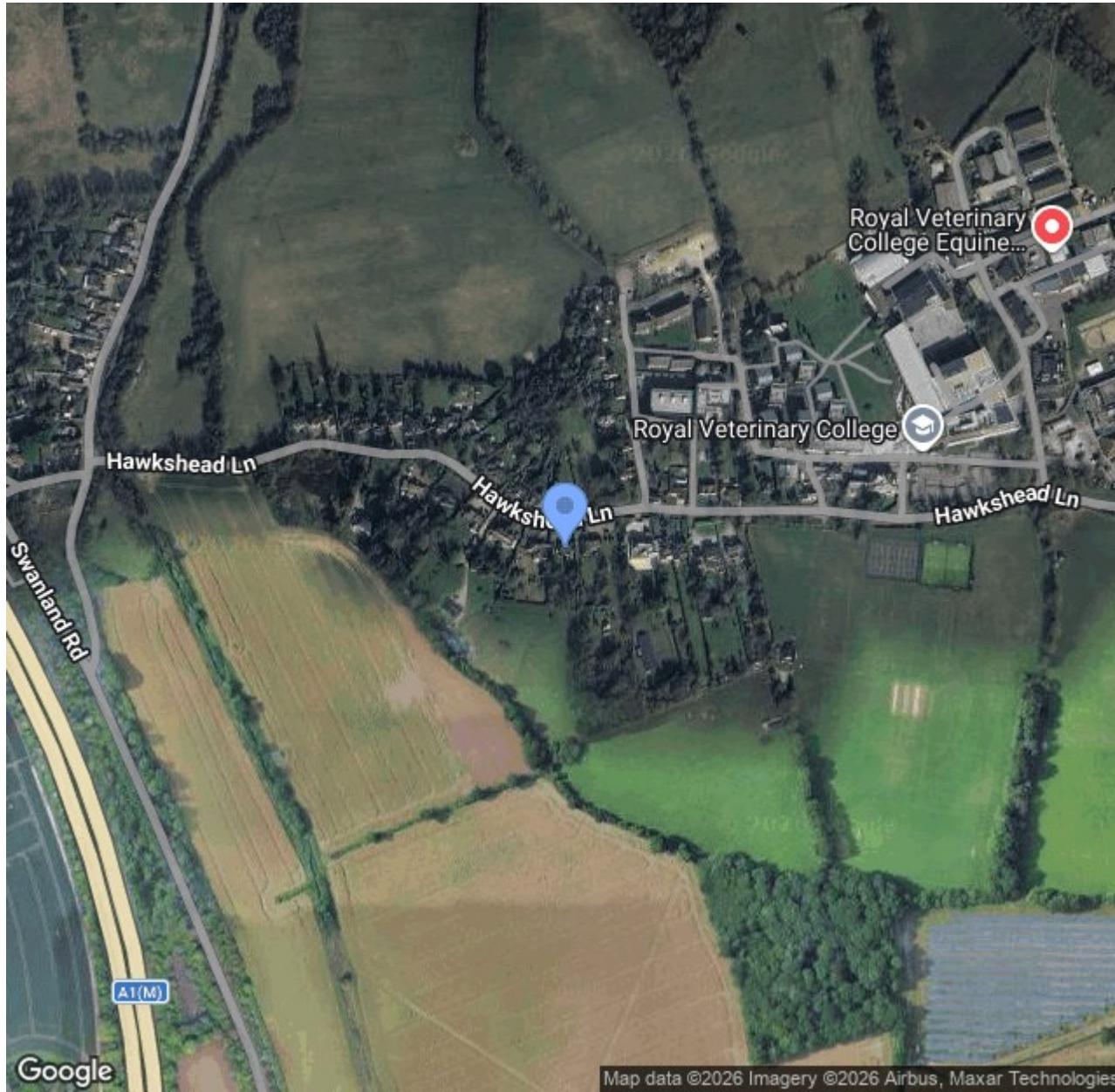


assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Current	Proposed
Very energy efficient - low running costs	A		
81-100	B		
61-80	C		
51-60	D		
31-50	E		
1-30	F		
0-1	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions	A		
81-100	B		
61-80	C		
51-60	D		
31-50	E		
1-30	F		
0-1	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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