



De Havilland Close, Hatfield, AL10 0DS

£375,000



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De Havilland Close, Hatfield

Chain free six bedroom town house with an HMO licence.

The property is within a mile of the University Of Hertfordshire campuses, town centre, train station and the "Galleria" shopping and leisure centre, with its many bars, restaurants, cinema and shops.

The accommodation briefly comprises of entrance hall, a ground floor shower room/wc, a living room and separate dining room, kitchen, the first floor offer three bedrooms and a bathroom/wc, to the second floor there are three further bedrooms.

The house is double glazed and has gas radiator central heating. Outside there is a private garden to the rear, the front provides a private driveway for two vehicles.





Entrance Hall
13' x 6'8
Double glazed entrance door and window to front, smoke detector and emergency lighting, radiator, tiled floor, stairs to first floor with storage under, doors to:

Ground Floor Shower Room/wc
5'11 x 5'8
Corner shower cubicle with sliding door, wash hand basin, wc, double glazed window to front, part tiled walls, tiled floor, extractor fan.

Lounge
16'8 x 8'3
Double glazed window to front, radiator, smoke detector, meter cupboard.

Dining Room
9' x 7'4
Double glazed window and door to rear garden, tiled flooring, radiator.

Kitchen
11'3 x 9'5
fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drainers with mixer tap, space for cooker, fridge freezer, dish washer and washing machine, tiled floor, smoke/ heat detector, double glazed window and door leading to rear garden.

First Floor Landing
Double glazed window to side, stairs to second floor, smoke detector and emergency lighting, doors to:

Bedroom Six
9'7 x 7'5
Double glazed window to rear, radiator, smoke alarm, built in wardrobe.

Bedroom Three
11'5 x 8'2
Double glazed window to rear, radiator, smoke alarm, built in wardrobe.

Bedroom Five
8'3 x 9'8
Double glazed window to front, radiator, smoke alarm.

Bathroom/wc
9'7 x 4'9
Wc, wash hand basin, bath with mixer tap and shower attachment, heated towel rail, double glazed window to front, tiled floor.

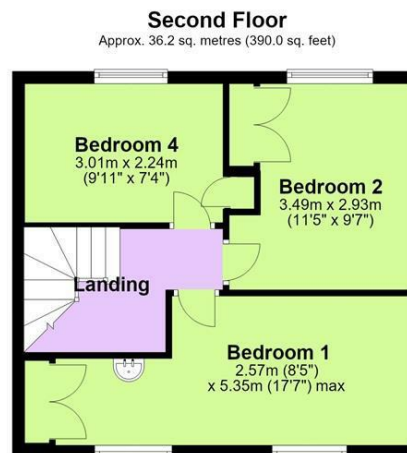
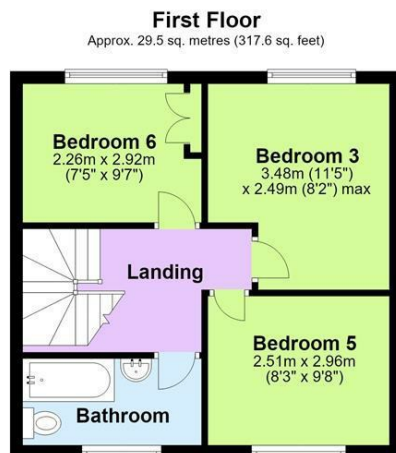
Second Floor Landing
Double glazed window to side, access to loft, smoke detector and emergency lighting, doors to:

Bedroom Four
9'11 x 7'4
Double glazed window to rear, radiator, smoke alarm, built in wardrobe.

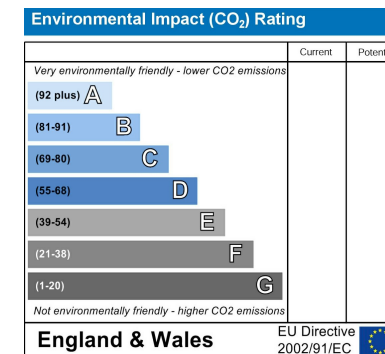
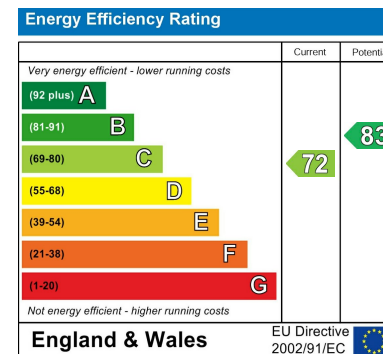
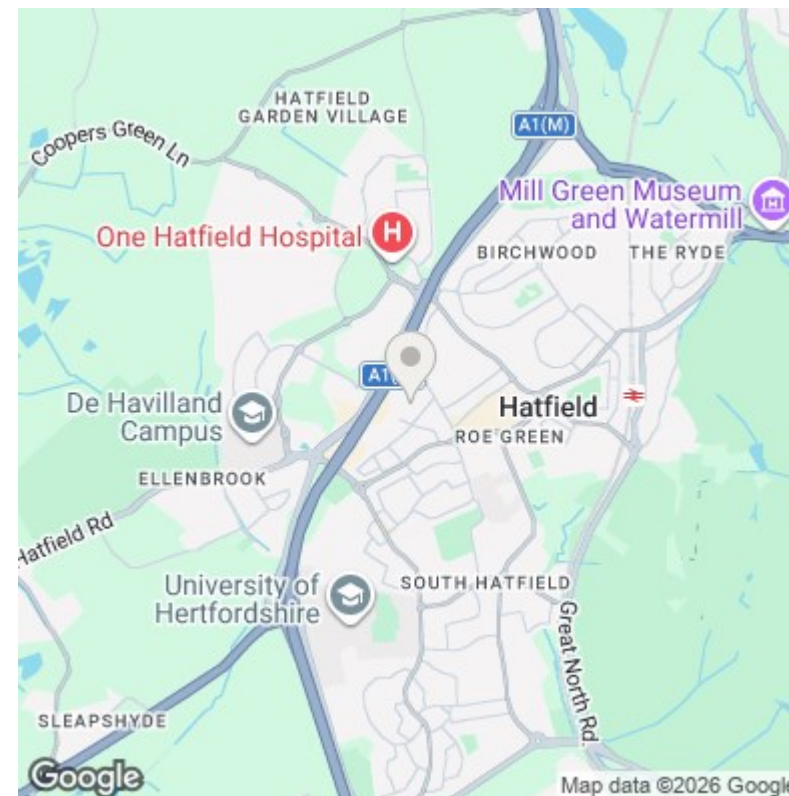
Bedroom Two
11'5 x 7'6
Double glazed window to rear, radiator, smoke alarm, built in wardrobe.

Bedroom One
17'7 x 8'4
Double glazed window to rear, radiator, smoke alarm, built in wardrobe.

Rear Garden
Mainly laid to lawn, flower and shrubs, patio area.



Total area: approx. 108.5 sq. metres (1167.4 sq. feet)



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.

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