

62 Walker Grove AL10 9PL

Chain Free £475,000

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Newly refurbished four bedroom extended end of terrace town house, offered chain free and situated in a cul de sac within "Salisbury Village"offering great access to major road links such as A1M, M25 and A414..

Conveniently located for "Howe Dell" school, " Hatfield Business Park", "University Of Hertfordshire" and the "Galleria" shopping and leisure centre, and partially overlooking "Ellenbrook Fields" which has acres of parkland, this house is unlikely to be on the market for long.

The property briefly comprises of entrance hall, a refitted ground floor wc, dual aspect lounge with doors to rear garden, dining room, a refitted kitchen/diner with built in appliances,, two first floor double bedrooms, two further double bedrooms to the top floor, the master bedroom benefits from a refitted en-suite, refitted family bathroom.The house is double glazed and has gas radiator central heating with a recently installed boiler,

Outside there is a westerly facing rear garden, adjacent to the house is a detached garage with two parking spaces in front.

Please call us on 01707 270777 for further information.











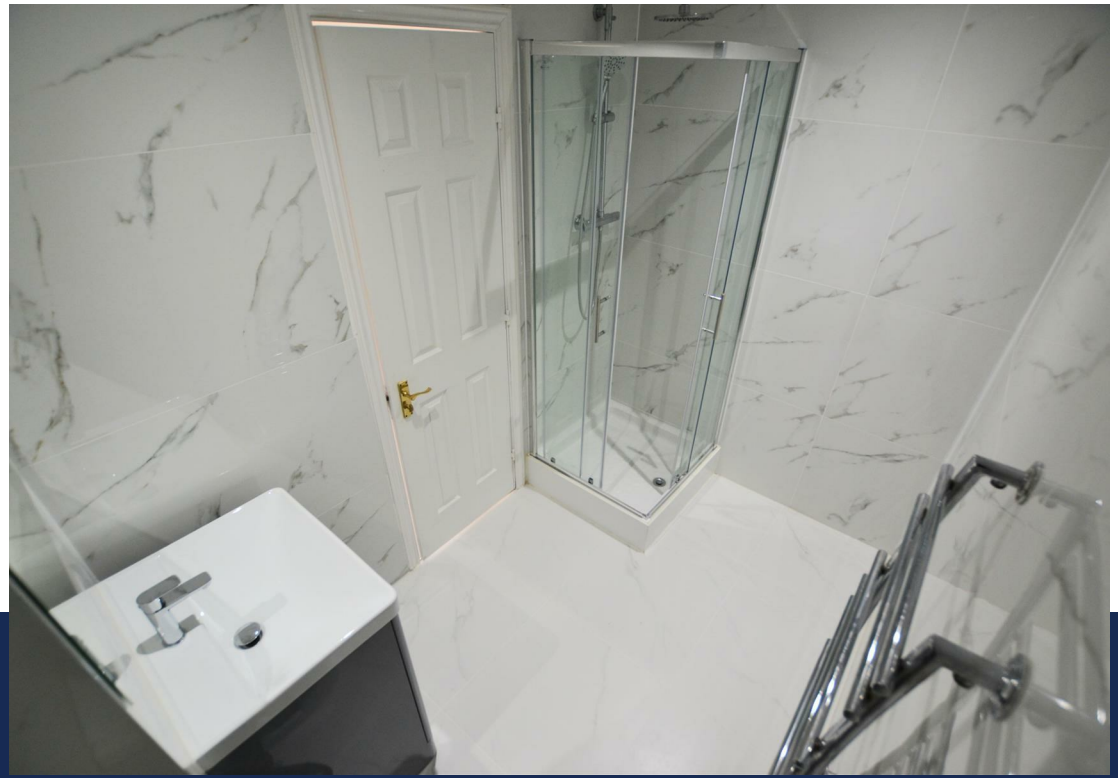




















Entrance Hall
Entrance door to front, wood effect flooring, radiator, stairs to first floor with storage cupboard under, doors to:

Refitted Ground Floor Wc
Refitted to comprises of dual flush wc, vanity basin with mixer tap and storage under, tiled floor, radiator, window to front.

Lounge
Dual aspect room with two windows to rear and double doors to side leading to the rear garden, five skylight windows, tiled floor, recessed spotlights, double doors to kitchen.

Dining Room
Window to front, radiator, wood effect flooring.

Refitted Kitchen/diner
Newly refitted with a range of wall and base units, complimentary work surfaces and splash back, inset stainless steel sink/drainer with mixer tap, built in stainless steel gas hob and chimney style extractor hood over, built in stainless steel oven and microwave, space for fridge/freezer, dishwasher and washing machine, cupboard housing newly installed gas fired boiler, tiled floor, two radiators, internal window to rear and double doors leading to the lounge.

First Floor Landing
Window to side, stairs to first floor, doors to:

Bedroom Two
Two windows to rear, two radiators, wood effect flooring.

Bedroom Three
Two windows to front, radiator, wood effect flooring, built in double wardrobe.

Refitted Family Bathroom
Newly refitted to comprise of panel enclosed bath with mixer tap and shower attachment, vanity basin with mixer tap and storage under, dual flush wc, complimentary tiling to full height, tiled floor, heated towel rail, extractor fan.

Second Floor Landing
Access to loft, doors to:

Master Bedroom
Two windows to front, radiator, wood effect flooring, door to:

Refitted En-Suite
Newly refitted to comprise of corner shower cubicle with sliding doors, rainfall and handheld showers, vanity basin with mixer tap and storage under, dual flush wc, tiled floor, extractor fan, heated towel rail.

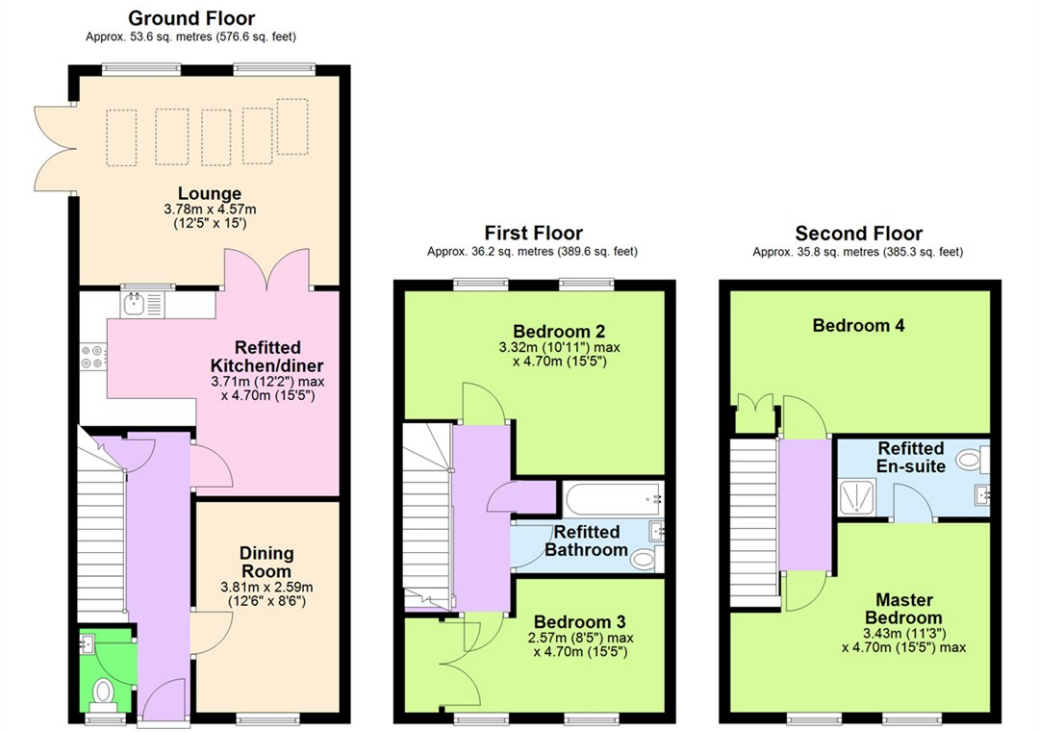
Bedroom Four
Two windows to rear, radiator, wood effect flooring, built in double wardrobe.

Front Garden
Flower bed, path to front doors, path and driveway to side leading to garage and rear garden.

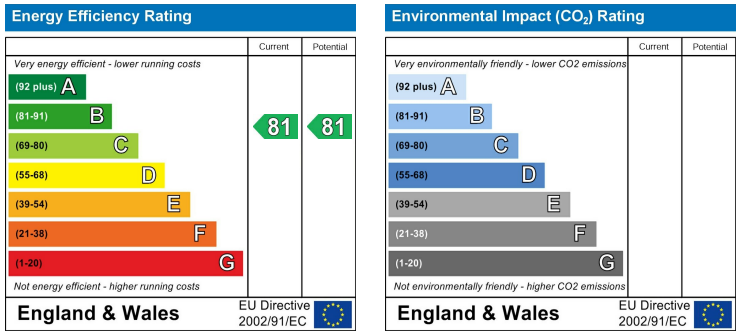
Westerly Facing Rear Garden
Patio area to immediate rear and side, lawn, flower and shrub beds, various bushes and evergreens, personal door to garage and gas leading back to the front.

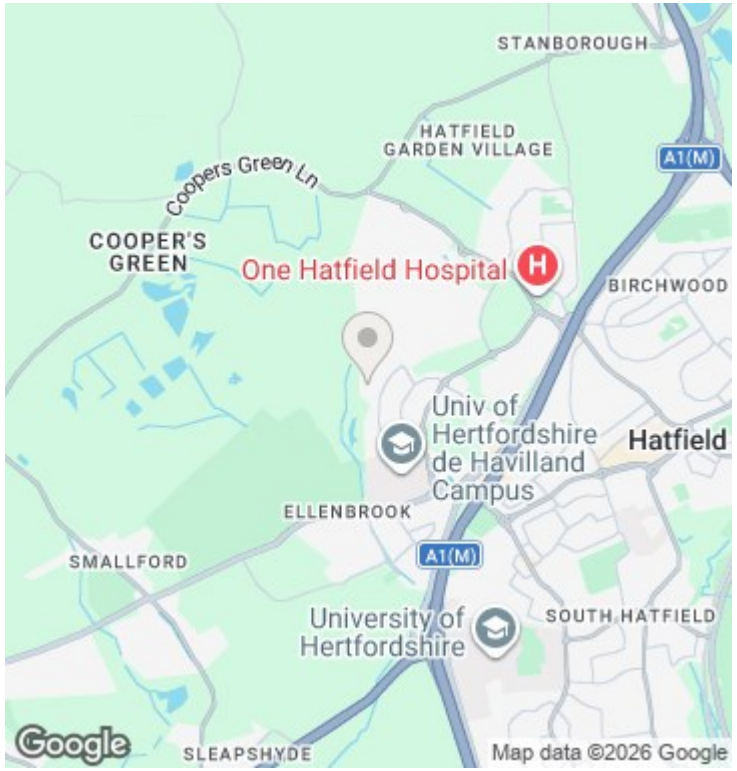
Driveway
Private parking for two vehicles and providing access to the detached garage and gate to rear garden.

Detached Garage
Up and over doors, power and light, eaves storage, personal door to rear.



Total area: approx. 125.6 sq. metres (1351.5 sq. feet)





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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.
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