



Heathcote Avenue, Hatfield, AL10 0RL

House - Semi-Detached | 3 Bedrooms

£500,000 Freehold

**LARKHAM
PIKE &**

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Entrance

Accessed via UPVC front door with frosted glazed surrounds.

Lounge

18'0" x 10'7"

Double glazed bay window to front and Radiator. Stairs rising to first floor with storage under with consumer board and meters. Engineered wood flooring and recessed spotlights. Opening into:

Dining Room

10'9" x 10'7"

Engineered wood flooring and recessed spotlights. Radiator, opening to kitchen and doors to:

Study

7'7" x 7'0"

Frosted double glazed window to side. Engineered wood floor and radiator.

Cloakroom

Frosted double glazed window to side. Low level WC, wall mounted sink with tiled splash backs. and tiled floor.

Kitchen/Breakfast Room

Comprising from a range of wall and base mounted units finished with Duck Egg Blue gloss finish with work surfaces with splash back tiling and inset double bowl single drainer sink with mixer tap over and matching island units with decorative light over. Five burner gas hob with filter over and eye level integrated double oven. Integrated washing machine and dishwasher and space for side by side fridge/freezer. Larder cupboard housing wall mounted Worcester boiler and shelving. Tiled floor, recessed spot lights, radiator and double glazed window & French doors opening to rear.

Landing

Engineered wood flooring and frosted double glazed window to side. Radiator, loft access and doors to:

Bedroom One

13'8" x 10'5"

Double glazed Bay window to front. Radiator and engineered wood flooring.

Bedroom Two

10'5" x 9'8"

Double window to rear, engineered wood flooring and radiator.

Bedroom Three

8'9" x 7'2"

Double glazed window to front. Radiator and engineered wood flooring.

Bathroom

Comprising of a panel enclosed P-shaped shower/bath with mixer tap, separate bar mixer shower and curved shower screen. Wash hand basin with drawers under and monobloc mixer tap and low level WC. Tiled walls and floor. Heated towel rail and double glazed frosted window to rear.

Exterior

Front

Blocked paved driveway providing off street parking, Gated side access to rear garden.

Rear Garden

Blocked paved patio area with matching pathway to rear. Remainder laid to lawn with flower bed to rear.

Double Garage

23'3" x 20'7"

Up and over door. Window and personal door to rear.

Tenure

Freehold

Viewing

Please contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

