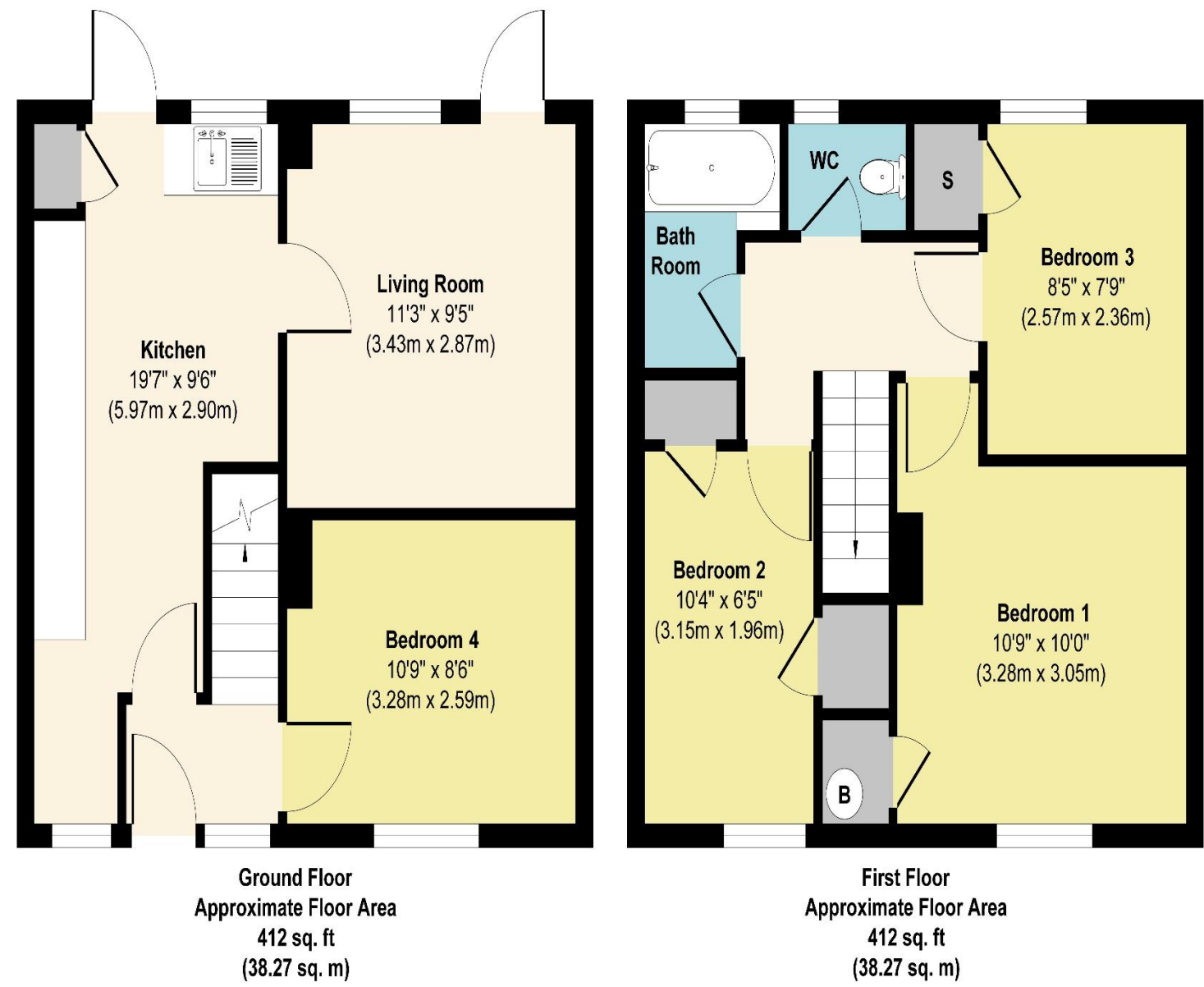
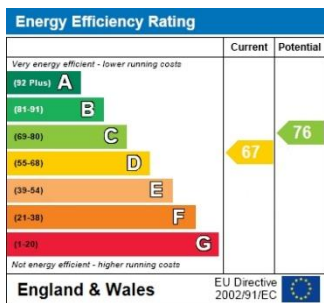




Approx. Gross Internal Floor Area 824 sq. ft / 76.54 sq. m
Illustration for identification purposes only. measurements are approximate, not to scale.
Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Willow Way, Hatfield, Freehold
Guide Price £325,000



CHAIN FREE this spacious four bedroom terraced home on Willow Way has been updated with a newly fitted kitchen and bathroom. Featuring generous living accommodation, front and rear gardens, gas central heating and double glazing, it is an ideal family home or investment opportunity.

- CHAIN FREE
- Four Bedroom Terraced Home
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Spacious Dual Aspect Kitchen/Diner
- Ideal Family Home Or Investment Opportunity
- Front And Rear Gardens
- Gas Central Heating And Double Glazing Throughout





CHAIN FREE well presented and spacious four bedroom terraced home situated in the Willow Way area of Hatfield. This fantastic family home has been improved by the current owners with a newly fitted kitchen and contemporary family bathroom, whilst also benefiting from gas central heating, double glazing and front and rear gardens. The accommodation begins with a welcoming entrance hall featuring tiled flooring, staircase to the first floor and access to both the kitchen/diner and the versatile fourth bedroom, which could also be utilised as a home office, playroom or guest bedroom. The impressive dual aspect kitchen/diner forms the heart of the home, enjoying plenty of natural light from both the front and rear elevations. Recently refitted, it boasts attractive wood effect worktops, tiled splashbacks, integrated oven, induction hob with extractor fan, stainless steel sink, space for a freestanding fridge freezer, washing machine and dishwasher, whilst a door provides direct access to the rear garden. To the rear of the property, the spacious living room enjoys views over the garden and benefits from a glazed door opening onto the patio, creating an ideal space for both relaxing and entertaining. Upstairs, the property offers three well proportioned bedrooms, all featuring laminate flooring and built in storage cupboards. The newly fitted family bathroom has been stylishly finished with contemporary tiling, a modern vanity wash hand basin, heated towel rail and bath with shower attachment. A separate WC provides additional convenience for busy family life. Externally, the property enjoys both front and rear gardens. The front garden is laid to patio, while the enclosed rear garden is large with patio and gravel, making it ideal for outdoor dining, children and pets. An excellent opportunity for families, first time buyers or investors alike, this spacious chain free home is ready for immediate occupation.

Ground Floor

Entrance Hall

Tiled flooring, staircase rising to the first floor, gas radiator, doors leading to the kitchen/diner and bedroom four.

Bedroom Four

Situated on the ground floor and offering versatile accommodation. Laminate flooring, front aspect window and gas radiator.

Kitchen/Diner

A spacious dual aspect room with windows to both the front and rear. Fully tiled flooring, newly fitted wood effect worktops with tiled splashbacks, integrated induction hob, integrated oven, extractor fan, stainless steel sink, space for washing machine, dishwasher and freestanding fridge freezer, gas radiator, wall mounted boiler and door leading to the rear garden.

Living Room

A bright reception room with fitted carpet, gas radiator, rear aspect window and glazed door providing direct access onto the rear patio and garden.

First Floor

Landing

Fitted carpet, gas radiator, loft access and doors leading to all first floor rooms.

Bedroom One

A generous double bedroom with laminate flooring, front aspect window, gas radiator and built in storage cupboard.

Bedroom Two

Another spacious double bedroom featuring laminate flooring, front aspect window, gas radiator and two built in storage cupboards.

Bedroom Three

A well proportioned bedroom with laminate flooring, rear aspect window, gas radiator and built in storage cupboard.

Family Bathroom

Recently refitted and fully tiled, comprising panel enclosed bath with shower attachment, vanity wash hand basin, heated towel rail and rear aspect window.

Separate WC

Comprising low level WC, wash hand basin, tiled flooring and rear aspect window.

Rear Garden

Enclosed rear garden predominantly paved patio seating area, perfect for outdoor entertaining and family enjoyment.

Front Garden

Low maintenance paved front garden providing an attractive approach to the property.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.