Lark Rise, Hatfield, AL10 8RN

**£365,000**

3 1 2

# Lark Rise, Bird's & Tree's Area, Hatfield

Three bedroom family home situated in the sought after "Birds & Trees" area, within walking distance of numerous schools and the University of Hertfordshire, offering great access to major road links.

The property briefly comprises of: entrance hall, downstairs wc, kitchen and lounge/diner with access to conservatory, master bedroom and two further bedrooms and family bathroom. The house is double glazed and has gas radiator central heating. Outside there is a garden to the front and rear.

Located on the south side of town, the property is just a short walk of the newly developed shops and amenities at the "Hilltop", "David Lloyd" leisure centre and the "Galleria" shopping and leisure centre are also close by, this offers a variety of shops, restaurants, and a multi screen cinema. Hatfield train station is a short drive, this offers direct access into "Kings Cross"

Please call us on 01707 270777 to arrange your viewing.

**Entrance Hall**
Double glazed frosted door and window to front, under stairs storage cupboard, radiator, wood effect flooring, doors to:

**Downstairs wc**
Single flush wc, corner wash hand basin, complimentary wall and floor tiling.

**Kitchen**
*9'6" x 8'5"*
Refitted range of wall and base units, complimentary work surfaces with tiled splashbacks, stainless steel sink/drainer with mixer tap, inset stainless steel gas hob with fitted extractor hood over and oven under, space for washing machine, fridge/freezer, storage cupboard, double glazed window and door to rear, radiator. wood effect flooring

**Dual aspect Lounge/Diner**
*19'7" x 11'3"*
Double glazed window to front, gas feature fireplace, two radiators, double glazed sliding doors to:

**Conservatory**
*10'0" x 11'3"*
uPVC with double glazed windows to sides and rear, sliding door to rear leading to the rear garden.

**Landing**
Storage cupboard, loft access, doors to:

**Bedroom One**
*12'0" x 11'5"*
Double glazed windows to rear, radiator

**Bedroom Two**
*8'11" x 8'9"*
Double glazed windows to front, radiator

**Bedroom Three**
*8'11" x 8'5"*
Double glazed window to rear, radiator

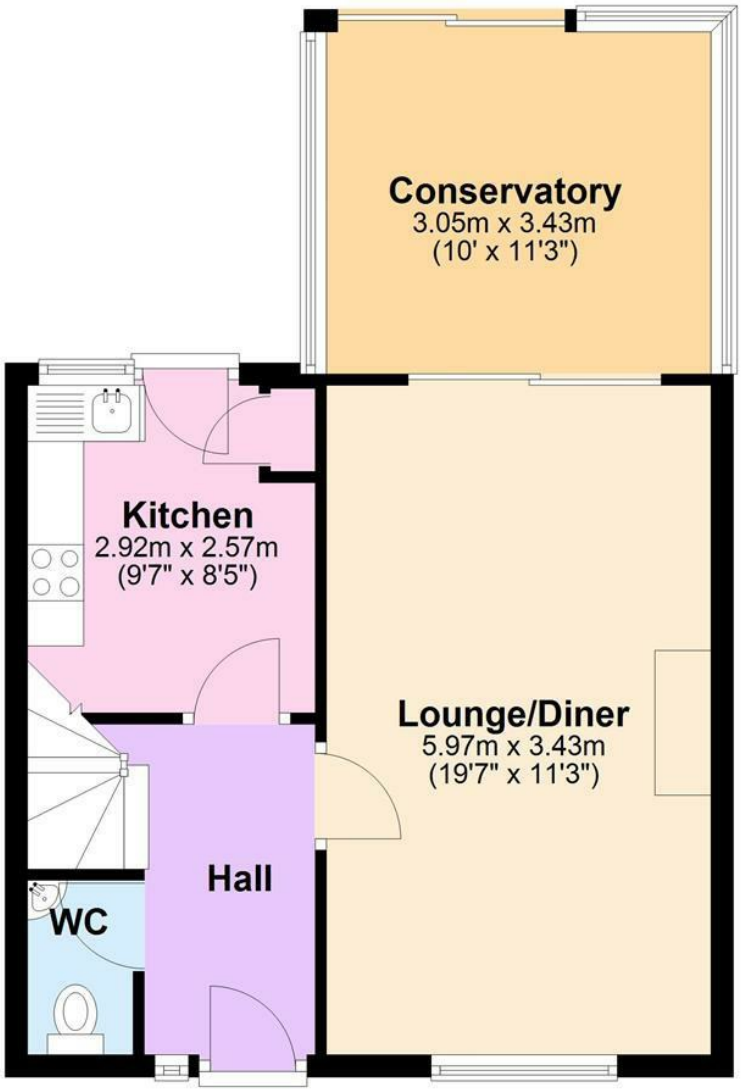
**Family Bathroom**
Fully tiled suite comprising of panel enclosed bath with mixer tap and shower attachment, enclosed shower cubicle with glass door and shower attachment, vanity wash hand basin with mixer tap and storage under, single flush wc, doubled glazed frosted windows to front, inset spotlights.

**Rear Garden**
Patio area to the immediate rear, good size laid to lawn area, flower and shrub beds, fenced to sides, timber shed, water tap, path leading to rear gate providing access.

**Front Garden**
Path to front door, low maintenance gravel yard, bushes and evergreens

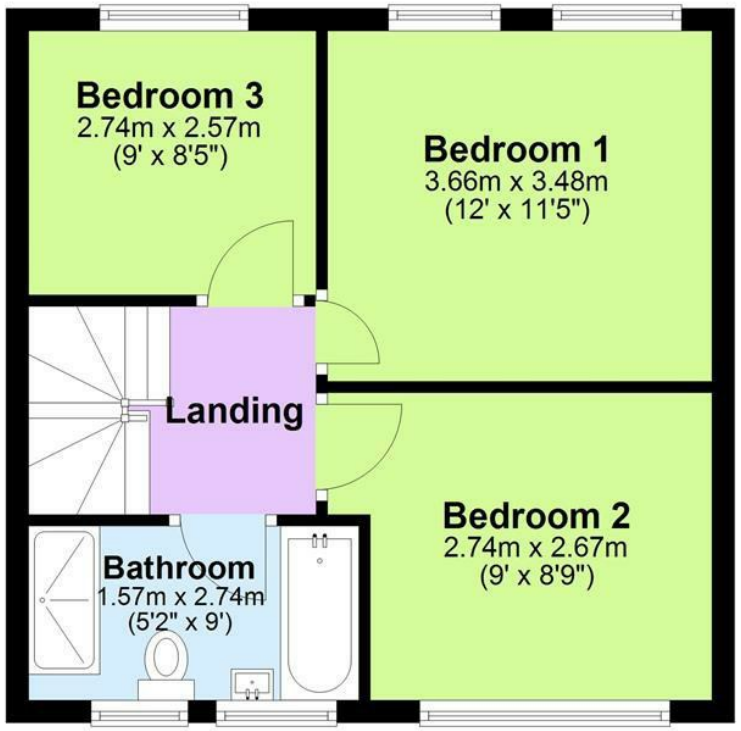
## Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)

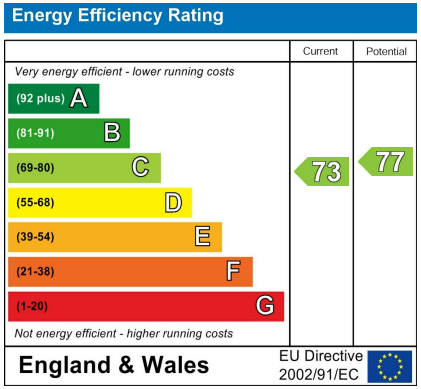


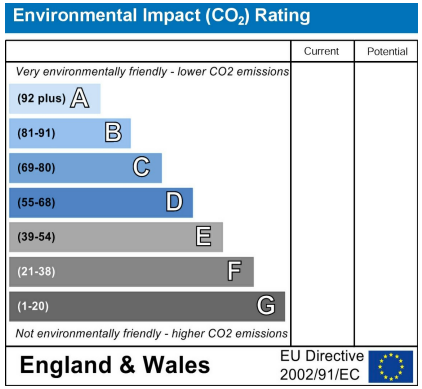

## First Floor

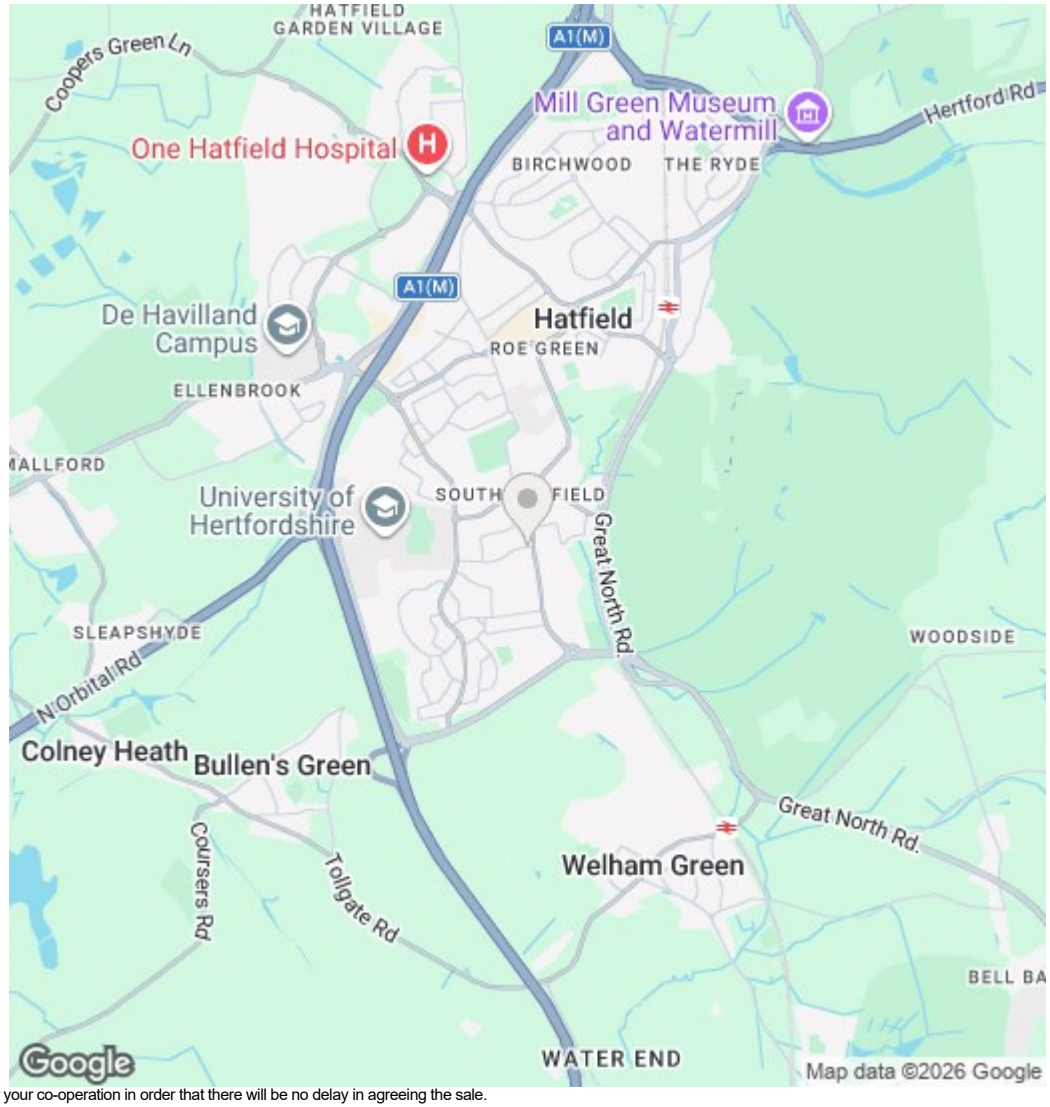
Approx. 38.1 sq. metres (409.7 sq. feet)




Total area: approx. 85.2 sq. metres (917.6 sq. feet)




mather estates
independent agents

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.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com