



52 Pooleys Lane AL9 7LF  
Chain Free £500,000



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Two double bedroom semi detached bungalow with a well established southerly facing rear garden, close to the village centre, school and mainline train station.

This deceptively spacious home benefits from a recent new roof, is offered chain free with immediate vacant possession and briefly comprises of; entrance porch, entrance hall, lounge with feature fireplace and door to partially brick built conservatory/dining room with doors to the rear garden, a dual aspect fitted kitchen with built in appliances, bathroom/wc. The property benefits from double glazing and gas radiator central heating.

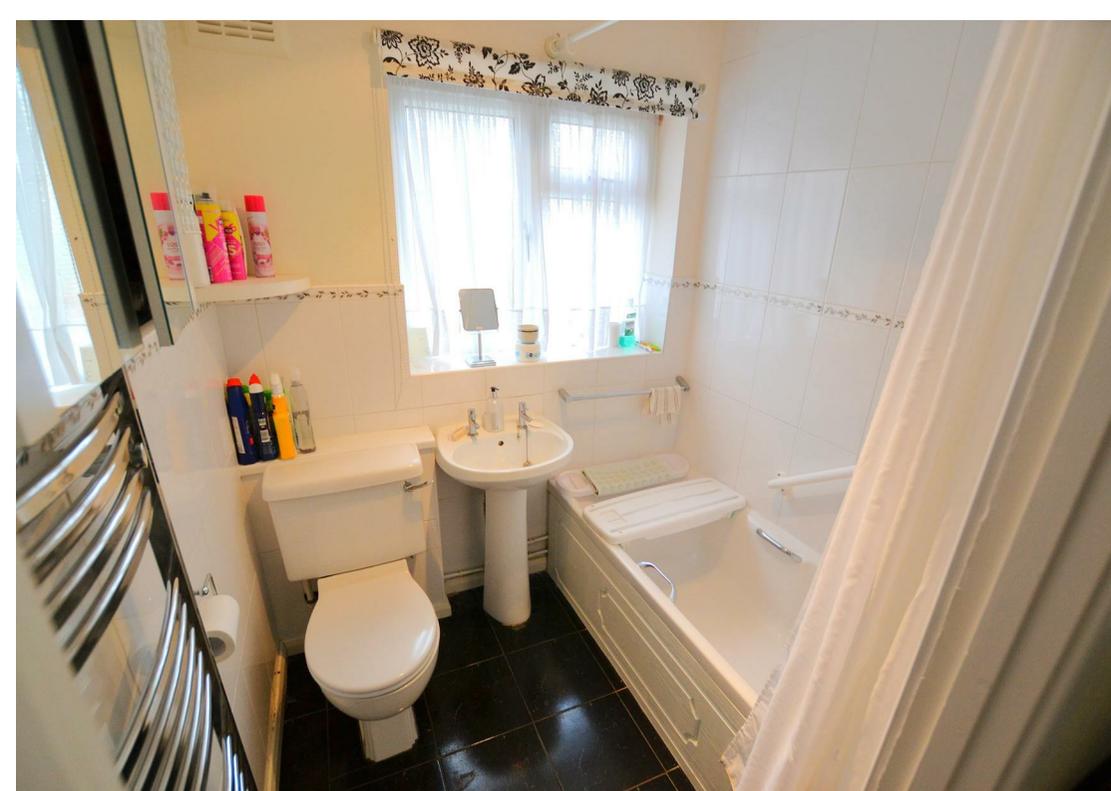
Outside there is a well established southerly facing garden to the rear, a private driveway for several vehicles to the front and side, and a recently constructed detached garage. The front garden area is also well established.

Please call us on 01707 270777 to arrange your viewing, or email us on [hatfield@matherestates.com](mailto:hatfield@matherestates.com).











#### Entrance Porch

Double glazed entrance door, door to:

#### Entrance Hall

Radiator, cloaks cupboard, access to loft, doors to:

#### Lounge

16' x 12'

Feature fireplace with stone surround and hearth, wooden display mantle/surround, radiator, wall light points, patio doors leading to the conservatory.

#### Conservatory

15' x 9'2

Partially brick built with double glazed windows to side and rear, double glazed double doors to rear and single door to side leading to the rear garden, radiator, power points, tiled floor.

#### Kitchen/diner

10' x 9'

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainers with mixer tap, built in gas hob with oven under and integrated extractor over, space for washing machine and fridge/freezer, tiled floor, cupboard housing gas fired boiler, radiator, double glazed windows to side and rear, door to conservatory.

#### Bedroom One

12' x 12'

Double glazed window to front, radiator, wood flooring.

#### Bedroom Two

11' x 10'

Double glazed window to front, radiator, two built in double wardrobes.

#### Bathroom

Comprising of panel enclosed bath with shower over, pedestal wash hand basin, wc, complimentary wall and floor tiling, chrome effect heated towel rail, double glazed window to side.

#### Front Garden

Mature flower and shrub bed, various bushes and evergreens.

#### Driveway

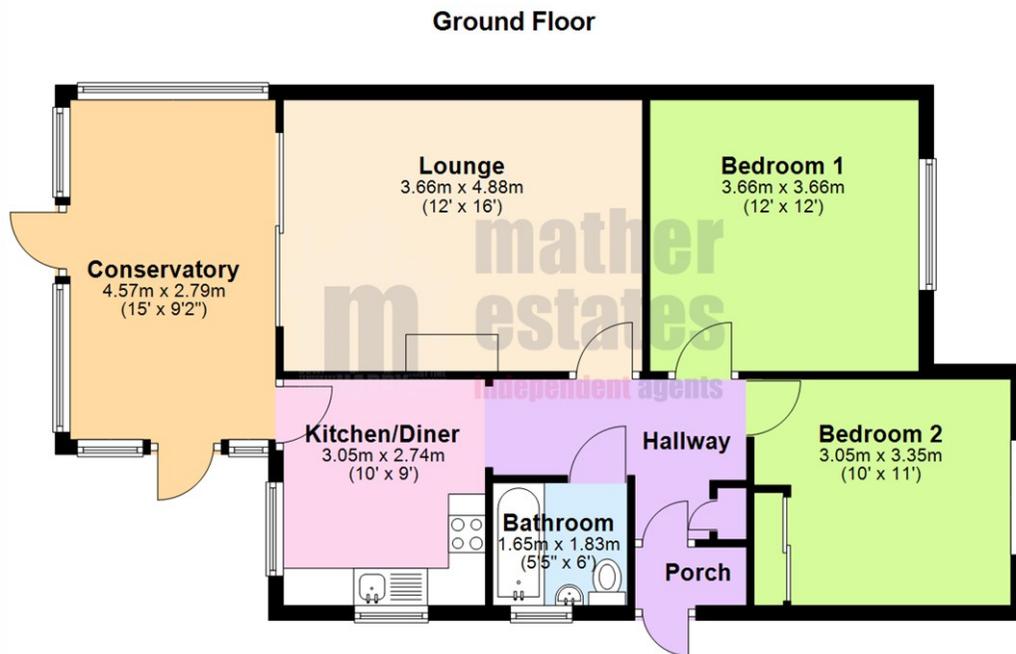
Block paved and providing private off street parking for several vehicles, lighting, access to detached garage.

#### Detached Garage

Recently constructed, up and over door, power and light, double glazed window and door to side leading into the rear garden.

#### Well Established Southerly Facing Rear Garden

Southerly facing with patio to the immediate rear, raised flower and shrub beds, mature bushes and evergreens, two Pergolas, feature ponds, greenhouse and shed, lighting, water tap and power points, gate leading to driveway.



Total area: approx. 75.5 sq. metres (812.2 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>66</b>	<b>75</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 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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