



**18 Hawkshead Lane, North Mymms, Hatfield, AL9 7TB**  
**£882,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated on approximately .36 of an acre this two/three bedroom detached bungalow is a current incomplete project but does feature some double glazing and gas central heating. Internal inspection is essential. Please contact vendors sole agents.



- TWO / THREE BEDROOM DETACHED BUNGALOW
- SITUATED ON .36 OF AN ACRE
- CURRENT INCOMPLETE PROJECT
- FEATURES SOME DOUBLE GLAZING AND GAS CENTRAL HEATING
- LOUNGE / DINING ROOM / UTILITY / CONSERVATORY
- 145' X 75' REAR SOUTH FACING GARDEN
- CONCRETE SECTIONAL GARAGE
- OFF STREET PARKING
- INTERNAL INSPECTION IS ESSENTIAL
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN & HATFIELD COUNCIL



Part frosted double glazed leaded light front door opens into

### ENTRANCE HALL

18'7 x 5'9 (5.66m x 1.75m )

Widening to 8'7. Two leaded light windows to front. Double radiator. Wall light points. Access to loft via foldaway ladder. Loft houses gas central heating boiler.

### LOUNGE

17' x 17' (5.18m x 5.18m)

Feature fireplace with wood burner. Double radiator. Double glazed bay-window to rear. Double glazed doors to rear side.

### DINING ROOM

22'3 x 9'3 (6.78m x 2.82m)

Wood effect floor covering. LED ceiling spotlights. Dual aspect with double glazed leaded light window to front. Double glazed window and casement door to rear.

### KITCHEN

11'6 x 11'1 (3.51m x 3.38m)

Range of wall and base units. Space for gas cooker. Space for washing machine. Space for fridge / freezer. Double radiator. Double glazed window to side.

### BEDROOM ONE

16' x 12' (4.88m x 3.66m)

Double radiator. Secondary glazed leaded light window to front. Secondary glazed leaded light windows to side.

### BEDROOM TWO

12'6 x 11'9 (3.81m x 3.58m)

Double radiator. LED ceiling spotlights. Leaded light window to front.



### **SHOWER ROOM**

8'4 x 6'2 (2.54m x 1.88m)

Suite comprising shower base. Pedestal wash basin. Low flush W.C. Frosted double glazed window to rear.

### **LEAN TO / CONSERVATORY**

14'1 x 8'1 (4.29m x 2.46m)

Access from kitchen. Double radiator. Double glazed window to rear and either side. Double width, double glazed doors to rear garden which backs directly onto an open field.

### **LEAN TO / UTILITY**

7'5 x 5'7 (2.26m x 1.70m)

Access from kitchen. Double glazed windows to front, side and rear. Double glazed casement door to front.

### **EXTERIOR REAR**

145' x 75' (44.20m x 22.86m)

Predominately laid to lawn with several mature trees including fruit trees backing directly on to open fields. Aluminium framed greenhouse. Two small patio areas to rear of property. Backing South.

### **EXTERIOR SIDE**

To one side of the property is a concrete sectional garage with windows to side. Door to side. Up and over door to front.

### **EXTERIOR FRONT**

Concrete driveway. Lawned areas.

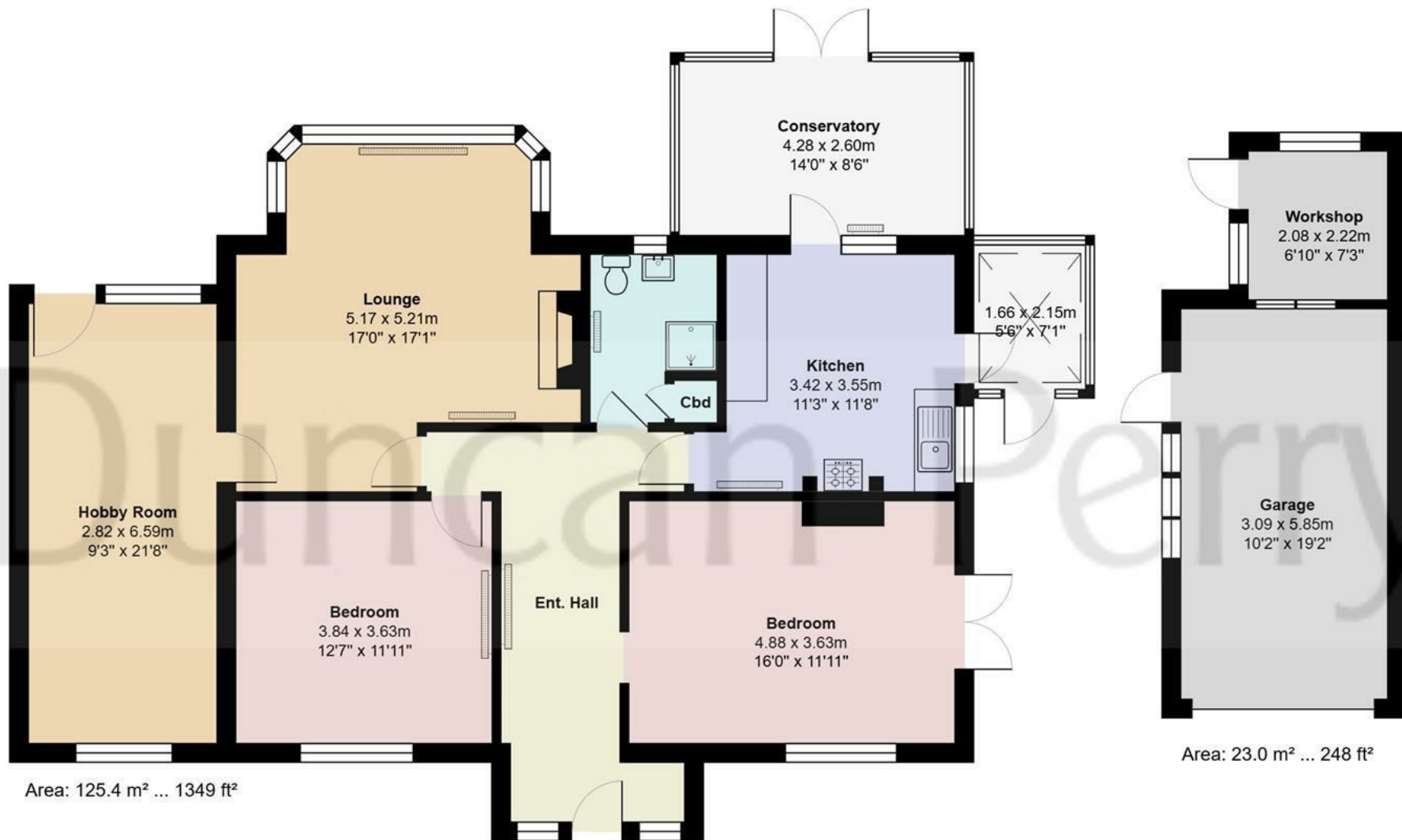
Tenure - Freehold. Council tax band F - Welwyn & Hatfield Council.

### **Property Information**

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to







## Hawkshead Lane, Hertfordshire AL9

Total Area: 148.4 m<sup>2</sup> ... 1597 ft<sup>2</sup>

All measurements are approximate and for display purposes only

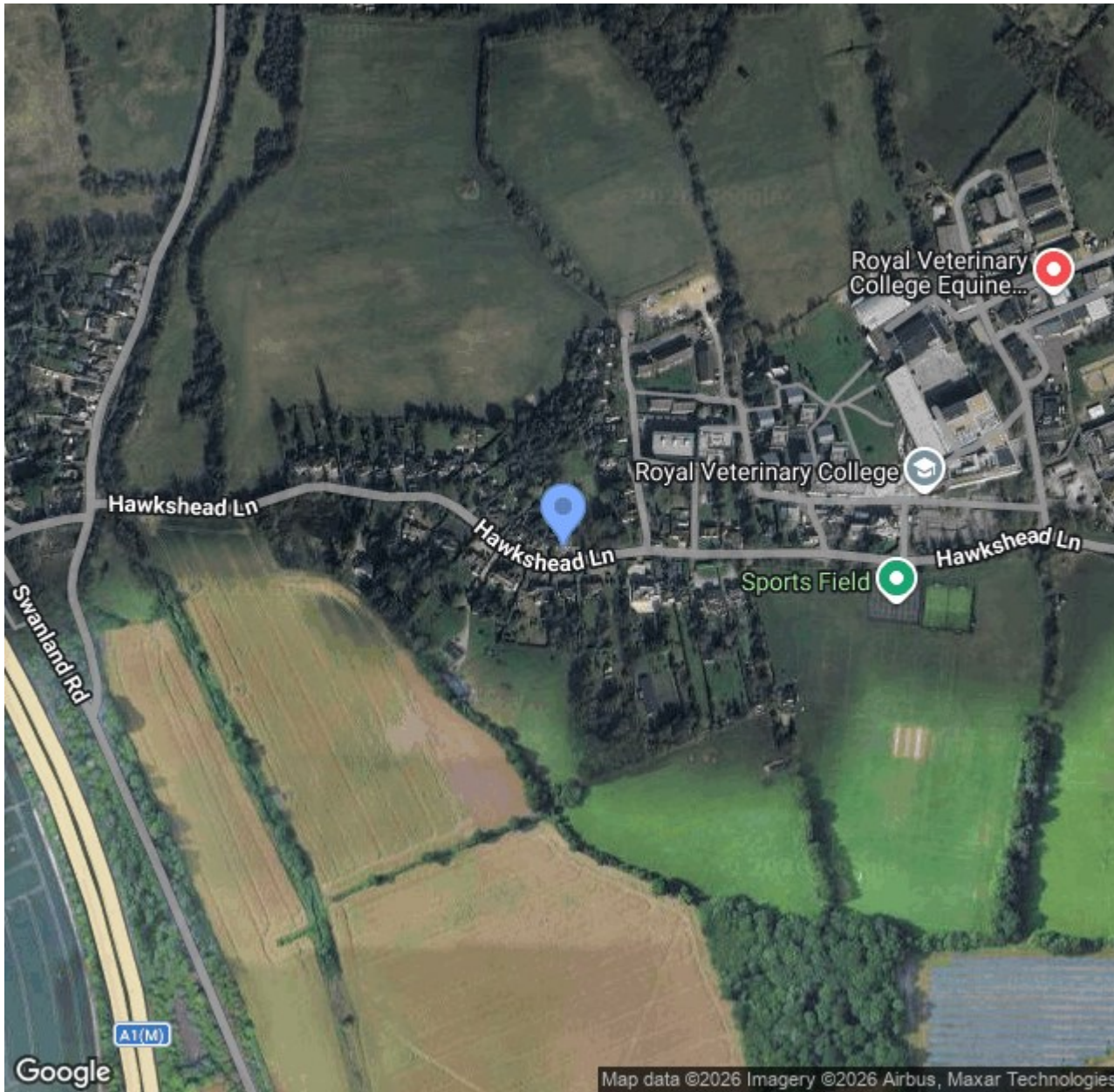
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assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-25 I</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>95-100 A</p> <p>85-95 B</p> <p>75-85 C</p> <p>65-75 D</p> <p>55-65 E</p> <p>45-55 F</p> <p>35-45 G</p> <p>25-35 H</p> <p>1-30 I</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>24</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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