



10 Daisy Drive AL10 9FR  
£465,000



3



1



1

Modernised three bedroom end of terrace family home situated in a cul de sac in the sought after "Garden Village, close to the highly regarded "Green Lanes School".

The property has been much improved by the current owners and briefly comprises of entrance hall, a refitted ground floor wc, lounge/diner with doors leading to the southerly facing rear garden, refitted kitchen with built in appliances, three first floor double bedrooms and a refitted shower room. The house is double glazed and has gas radiator central heating.

The rear garden is landscaped with low maintenance in mind and also has a garden room to the rear. The front provides a small garden area and private off street parking for two vehicles, a gate to the side provides access to the rear garden.

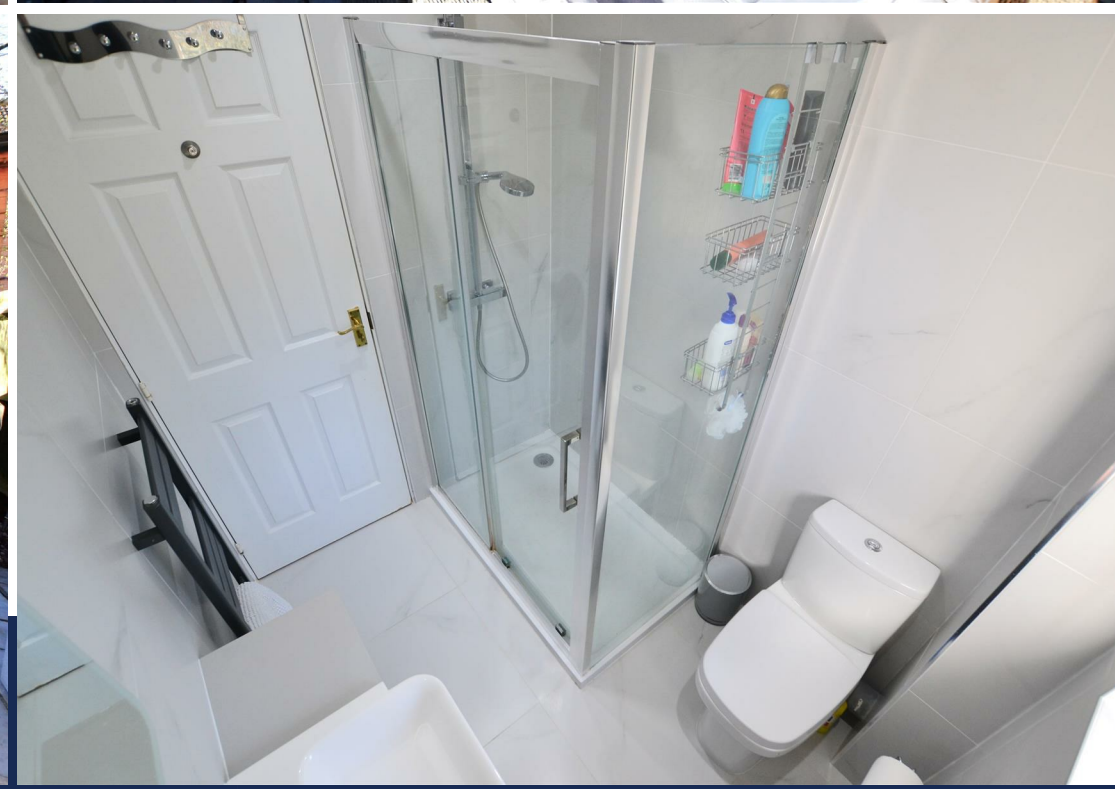
Please call us on 01707 270777 for further details or to arrange your viewing.







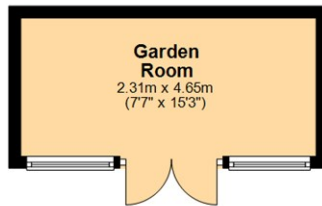




|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Entrance Hall</p> <p>Entrance door to front, tiled and wood effect flooring, smart central heating thermostat, stairs to first floor, recessed spotlights, doors to:</p>                                                                                                                                                                                                                                                                 | <p>Front Garden</p> <p>Small broken slate stone covered flower beds., path to front door, gate to side providing access to the southerly facing rear garden.</p>                                                                                                                                                                      |
| <p>Refitted Ground Floor Wc</p> <p>Dual flush wc, vanity wash hand basin with mixer tap and storage under, tiled floor, radiator, double glazed window to front.</p>                                                                                                                                                                                                                                                                        | <p>Southerly Facing Rear Garden</p> <p>Southerly facing and landscaped with low maintenance in mind, patio to the immediate rear extending to a lawn, raised planter, shrubs and evergreens, further decked patio, timber garden room with power and light, double doors to front, lighting, access to side leading to the front.</p> |
| <p>Lounge/diner</p> <p>19' x 15'3</p> <p>Southerly facing with double doors leading to the rear garden, two radiators, wood effect flooring, under stairs study recess, fitted storage unit, recessed spotlights.</p>                                                                                                                                                                                                                       | <p>Private Driveway</p> <p>Providing private off street parking for two vehicles.</p>                                                                                                                                                                                                                                                 |
| <p>Refitted Kitchen</p> <p>9' x 8'</p> <p>Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainер with mixer tap, built in stainless steel gas hob with "Bosch" oven under and extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer, tiled floor, recessed spotlights, double glazed window to front.</p> |                                                                                                                                                                                                                                                                                                                                       |
| <p>Gallery Landing</p> <p>Shelved airing cupboard housing gas fired "Worcester" combination boiler, access to boarded loft, doors to:</p>                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |
| <p>Bedroom One</p> <p>14'7 plus built in wardrobes x 9'6</p> <p>Double glazed window to front, radiator, wood effect flooring, two built in double wardrobes.</p>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                       |
| <p>Bedroom Two</p> <p>12'8 plus built in wardrobes x 9'3</p> <p>Double glazed window to rear, mirror fronted built in wardrobes, radiator, recessed spotlights.</p>                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                       |
| <p>Bedroom Three</p> <p>9'6 x 6'3 plus built in wardrobes</p> <p>Double glazed window to front, built in wardrobes with sliding door, radiator, wood effect flooring.</p>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |
| <p>Refitted Shower Room</p> <p>Refitted suite comprising double glazed shower cubicle with sliding door, rainfall and handheld showers, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall tiling, tiled floor, heated towel rail, extractor fan, double glazed window to rear.</p>                                                                                                                 |                                                                                                                                                                                                                                                                                                                                       |

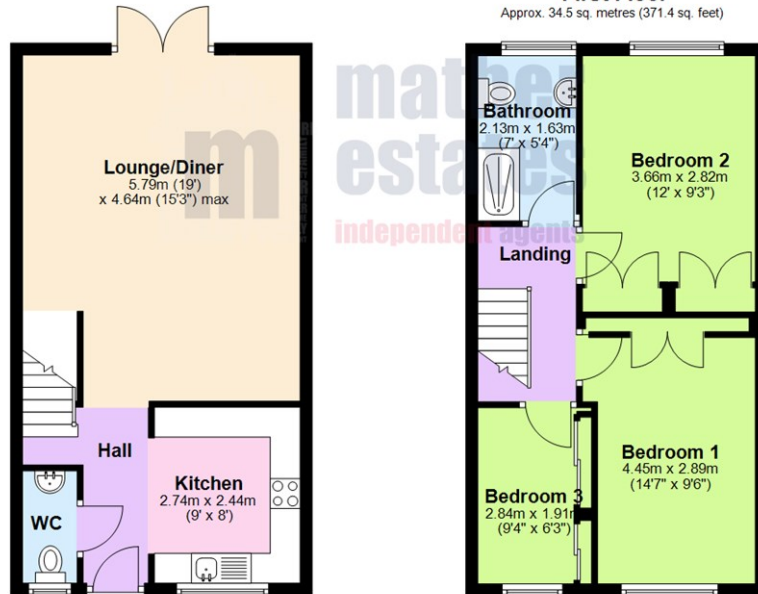
## Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 sq. feet)

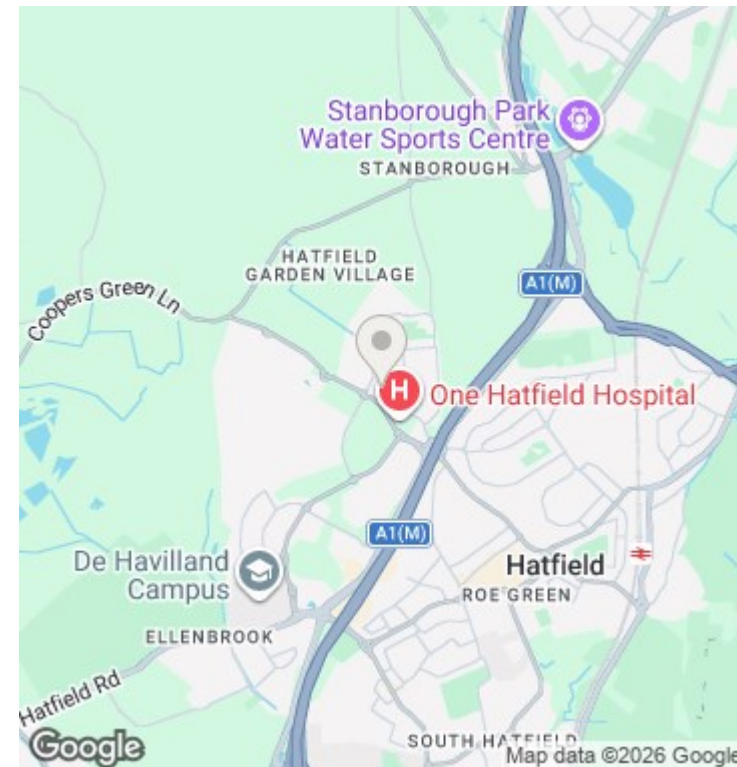
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



**mather  
estates**  
independent agents

| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | 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, 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.

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