



Garden Avenue, Hatfield, AL10 8LL

House - Mid Terrace | 3 Bedrooms

£385,000 Freehold

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Entrance Hall

A welcoming hallway accessed via a part glazed composite front door with matching frosted side panel. Stairs rising to first floor, door to lounge and opening to:

Kitchen/Breakfast Room

17'9" x 9'8"

A bright, practical open-plan kitchen features a range of wall and base mounted units finished in a classic white shaker-style complemented by work surfacers over with breakfast bar and metro tiled splash back over, inset sink unit with with stylish modern high neck mixer tap over. Built in under counter oven, five ring gas hob and concealed filter hood over. Plumbing and space for washing machine, tumble dryer and dishwasher all neatly integrated into the layout. Space for side by side style fridge/freezer. Tiled floor. A uPVC double-glazed window overlooks the front garden, while a double glazed door provides rear access. Door to:

Lounge/Dining Room

10'0" x 19'5"

A welcoming, light-filled dual aspect reception room featuring white decorative fireplace surround with gas fire complemented by tasteful feature wallpaper and neutral painted walls. Decorative column radiator. At the rear, full-height bi-fold doors open fully onto the garden, seamlessly connecting indoor and outdoor living and double glazed window to front.

Landing

Doors to following:

Bedroom One

14'4" x 10'5"

Double glazed window to front, radiator and built in cupboard.

Bedroom Two

Double glazed window to front, radiator and built in sliding door wardrobes.

Bedroom Three

7'6" x 8'8"

Double glazed window to rear, radiator and built in cupboard.

Bathroom

A tastefully re-designed suite comprising a corner jacuzzi bath with shower, decorative wash hand basin with drawers under & low level W.C. Walls are fully tiled in black metro tiles walls and black ceramic tiled floor. Frosted double glazed window to rear.

Rear Garden

This beautifully presented rear garden offers a superb balance of leisure space and established planting, ideal for year-round enjoyment. A generous area of natural and artificial with a neat and stylish stepping-stone path set in gravel, leading gracefully toward the rear of the property and the summerhouse and shed. Patio area directly from the property.

Front Garden

The front entrance is accessed via a wide, level pathway laid with large, durable paving slabs, rising to a neat step leading to a modern composite front door.

The front garden is split into defined zones: to the left, a manageable lawn area sits alongside raised planters and established shrubs, To the right of the pathway, the area is finished with light-coloured decorative gravel and edged with slate, creating a low-maintenance space.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

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	