Heathcote Avenue, Hatfield, AL10 0RQ

£385,000

2 1 1

Heathcote Avenue, Birchwood, Hatfield

1930's bay fronted two double bedroom end of terrace home, situated in the ever popular "Birchwood" area, close to shops, schools and playing fields.

The property has been modernised over recent years and briefly comprises of a living room with bay window, a refitted kitchen/diner with built in appliances, two double bedrooms and a refitted bathroom.

The house is double glazed and has gas radiator central heating, and is double glazing throughout

To the rear is a nice size well established garden with a service road to the rear giving the option to add a garage or further parking as many others have. The front provides private off street parking for two/three vehicles and a gated side access leading to the rear.

Early viewing is highly recommended. Please call us on 01707 270777

OH, THE PLACES YOU'LL GO!

Entrance Hall
9'8" x 4'0"
Double glazed front door, wood effect flooring, radiator, stairs, door to:

Living Room
11'3" x 12'6"
Double glazed bay window to front, radiator, wood effect flooring, door to:

Refitted Kitchen/diner
10'10" x 14'4"
Refitted with a range of wall and base units, complimentary stone work surfaces and splash back, inset sink/drainer with mixer tap, inset hob, integrated fridge freezer and dishwasher, washing machine, tiled flooring, radiator, double glazed windows and door to rear.

Landing
7'1" x 7'11"
Double glazed window to side, doors to:

Bedroom 1
9'7" x 14'4"
Window to front, radiator, wood effect flooring.

Bedroom 2
10'11" x 8'6"
Window to rear, radiator, wood effect flooring.

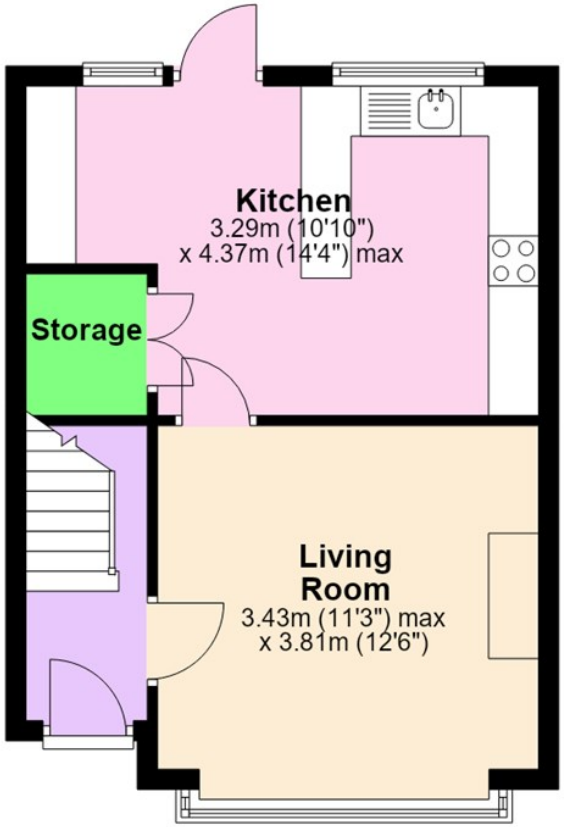
Bathroom
5'1" x 7'11"
Comprising of panel enclosed bath with mixer tap and shower, wash hand basin, dual flush wc, heated towel rail, extractor fan, spot lights, fully tiled, frosted double glazed window to rear.

Rear garden
patio to immediate rear, lawn, shrubs and evergreens, metal shed, side access

Driveway
Off street parking for 2 cars.

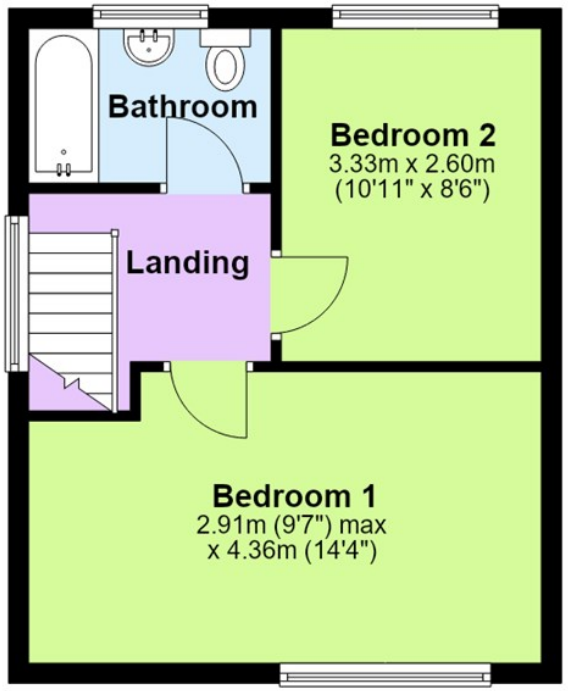
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)

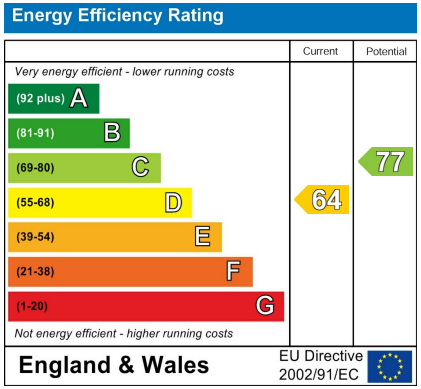


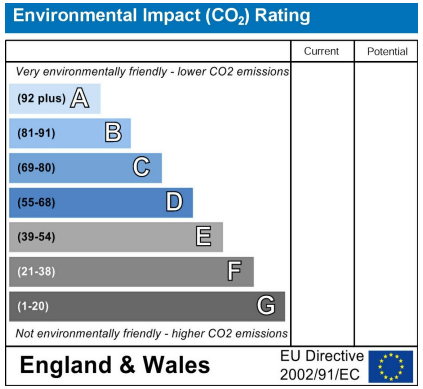
First Floor

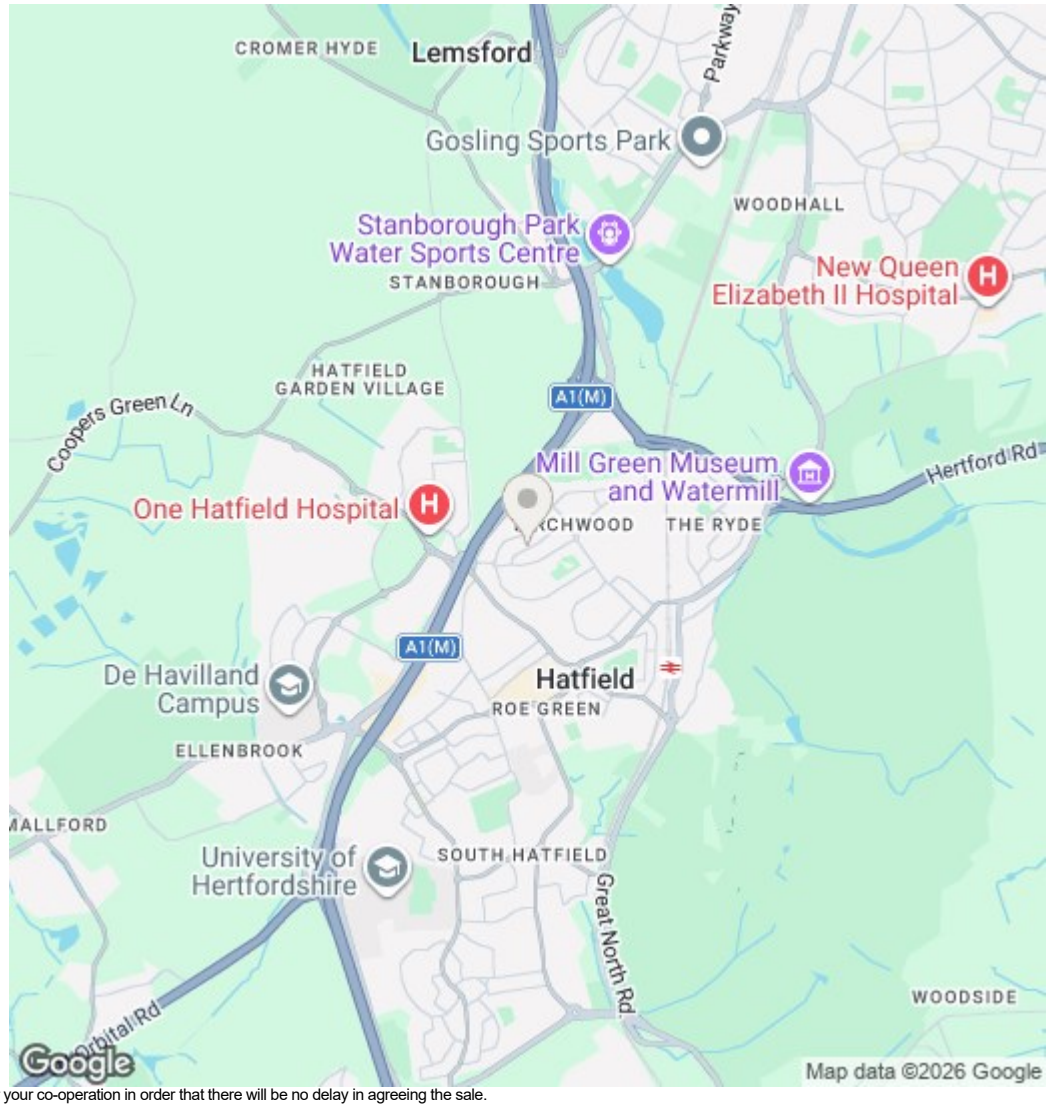
Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 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