



Eagle Way, Hatfield, AL10 8RE

£375,000



3



1



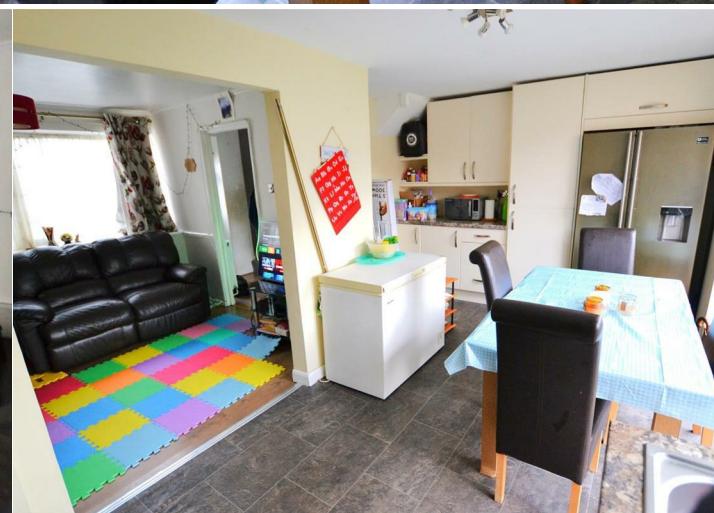
1

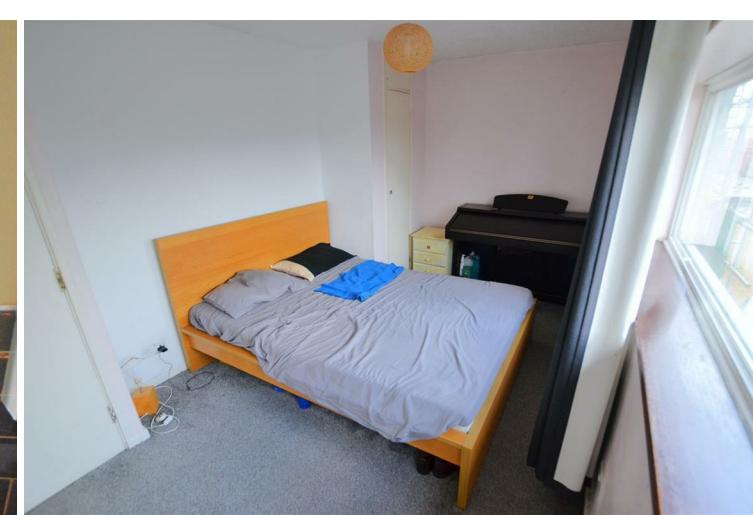
Eagle Way, Hatfield

Three bedroom town house situated in the popular "Birds & trees" area, close to schools and shops.

The property provides great access to major road links and briefly comprises of entrance hall, lounge, a refitted kitchen/diner with built in appliances and door to rear garden, three bedrooms and a refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a small garden to the front, the rear garden is westerly facing with rear pedestrian access. Parking in the street is for residents and guests only via a permit system through Welwyn Hatfield Council.





Entrance Hall

Double glazed entrance door to front, radiator, stairs to first floor, wood effect flooring, doors to:

Lounge

10'5" x 10'7"

Double glazed window to front, radiator, wood effect floor, television point. opening to:

Refitted Kitchen/Diner

8'7" x 17'1"

Refitted with a range of wall and base units, contrasting work surfaces and tiled splash back, integrated dishwasher, built in stainless steel oven with inset hob above and chimney style extractor hood, inset sink/drainer unit, space for "American style" fridge/freezer, plumbing for washing machine, cupboard housing modern gas fired combination central heating boiler, double glazed window and "tilt n turn" sliding patio doors leading to the rear garden.

First Floor Landing

Double glazed window to rear, under stairs cupboard, stairs to second floor. doors to:

Bedroom One

13'3" x 14'2"

Double glazed window to front, radiator, built in wardrobe.

Refitted Bathroom/wc

Refitted suite comprising of "P" shaped shower/bath with mixer tap and shower over with glazed screen, dual flush wc, vanity wash hand basin with mixer tap, bidet, complimentary tiling, chrome effect heated towel rail, double glazed window to rear.

Second Floor Landing

Access to loft, doors to:

Bedroom Two

8'11" x 13'8"

Double glazed window to front, built in wardrobes, radiator

Bedroom Three

10'2" x 13'8"

Double glazed window to rear, radiator.

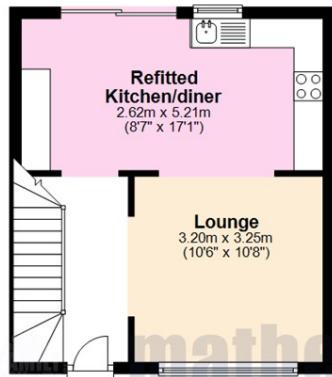
Front Garden

Path with steps leading to front door, mainly laid to lawn with hedge to front.

Westerly Facing Rear Garden

Full width patio to immediate rear with retaining wall and picket fence with a gate leading to a good size lawn area, timber shed, gate to rear, water tap.

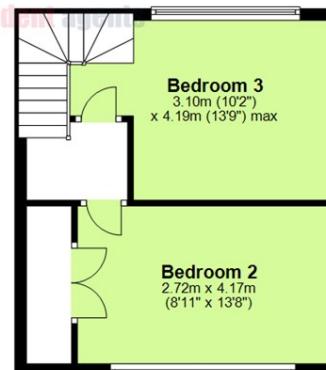
Ground Floor
Approx. 30.8 sq. metres (331.2 sq. feet)



First Floor
Approx. 30.7 sq. metres (330.8 sq. feet)



Second Floor
Approx. 30.3 sq. metres (326.3 sq. feet)

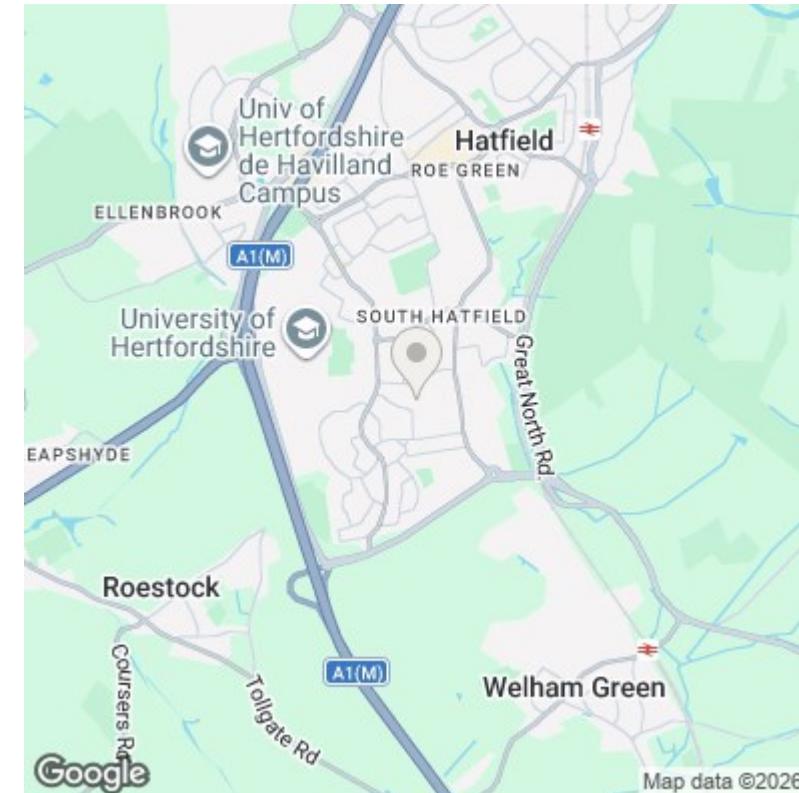


Total area: approx. 91.8 sq. metres (988.3 sq. feet)

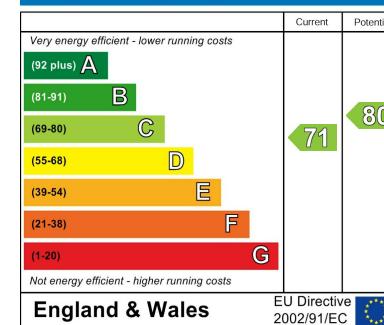
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



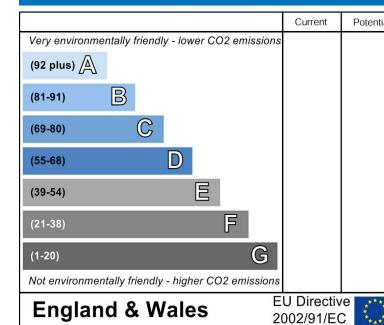
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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