

# *Asking price of £350,000 Freehold*

*St Albans Road East, Hatfield, AL10 0EH*



- **Three Bedroom Semi Detached**
- **Off Street Parking for Four Cars**
- **Walking Distance of Train Station & Town Centre**
- **Two Reception Rooms**
- **Chain Free**
- **EER: D**

THREE BEDROOM SEMI DETACHED PROPERTY within walking distance of HATFIELD TOWN CENTRE AND TRAIN STATION. Ideally located within the popular family area of BIRCHWOOD and comprises of open plan living and dining room, fitted family kitchen, three first floor bedrooms and family bathroom. Other features include double glazed windows and doors throughout, gas central heating, front and rear gardens and off street parking for up to four cars.

CHAIN FREE TRANSACTION.  
PERFECT FOR FIRST TIME BUYERS.  
VIEWING IS HIGHLY RECOMMENDED.

[www.raineandco.com](http://www.raineandco.com)



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## Entrance

Via double glazed front door leading into entrance hall.

## Entrance Hall

Stairs to first floor with under stairs storage. Doors to kitchen and reception rooms.

## Reception Room (Living Room)

13'10" x 11'9" (4.22m x 3.58m)

Feature log burner. Television and telephone points. Double glazed sliding doors leading into garden. Multiple plug points.

## Reception Room (Dining Room)

11'9" x 11'5" (3.58m x 3.48m)

Double radiator. Television point. Multiple plug points. Double glazed window to front.

## Kitchen

13'10" x 8'2" (4.22m x 2.49m)

Comprising a range of matching fitted wall and base units with work surfaces. Sink unit with mixer tap. Part tiled walls. Gas cooker point. Space for upright free standing fridge freezer. Plumbing for washing machine and dish washer. Double radiator. Double glazed window to side and rear. Double glazed patio door to garden.

## First Floor Landing

Access to loft. Doors to all bedrooms and bathroom. Double glazed window to side.

## Bedroom One

11'10" x 11'8" (3.61m x 3.56m)

Range of fitted wardrobes. Multiple plug points. Double glazed bay window to front.

## Bedroom Two

13'11" x 10'11" (4.24m x 3.33m)

Range of fitted wardrobes. Multiple plug points. Double glazed window to rear.

## Bedroom Three

9'2" x 7'8" (2.79m x 2.34m)

Single radiator. Multiple plug points. Double glazed window to rear.

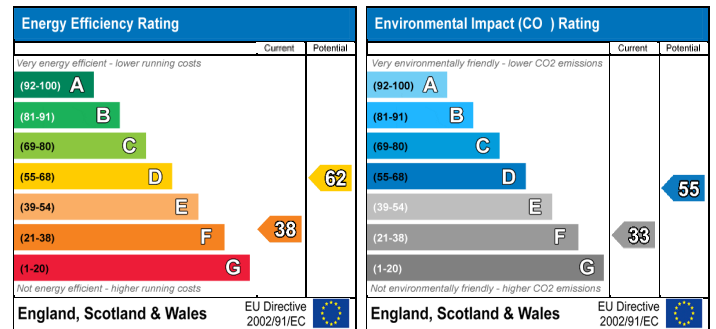
## External

### Rear Garden

Paved patio areas. Laid to lawn. Two plastic sheds. Side access.

### Front Garden

Laid to lawn. Flower beds to borders. Path to front door. Off street parking for up to four cars.



## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

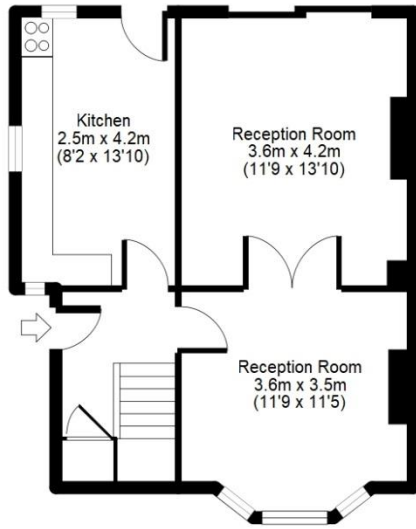


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

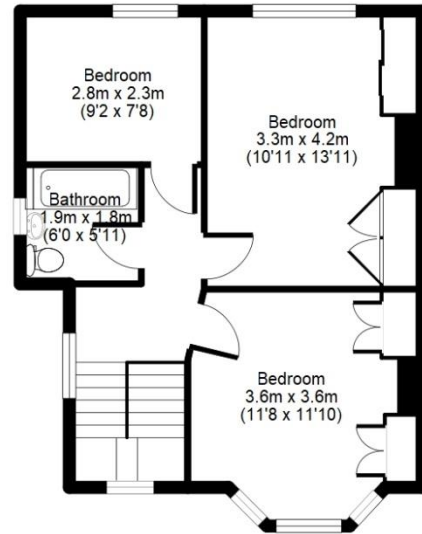
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

# St Albans Road East, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 931 sq. ft / 87 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale