

Asking price of £380,000 Freehold

Badger Way, Hatfield, AL10 8RY



- **Four Bed Semi Detached House**
- **Recently Refurbished and Extended**
- **Popular Family Area of Oxlease**
- **Off Street Parking**
- **Landscaped Private Rear Garden**
- **EER: C**

RECENTLY EXTENDED AND REFURBISHED TO A VERY HIGH STANDARD. This four bed semi detached property in the popular family area of Oxlease and is ideally located close to local amenities including HATFIELD TRAIN STATION, HATFIELD TOWN CENTRE AND THE GALLERIA SHOPPING CENTRE. The property comprises of open plan kitchen / dining area, family living room, downstairs bedroom (fourth), separate WC, three first floor bedrooms and family bathroom. Other features include CCTV, new heating and plumbing system, recently rewired, under floor heating in kitchen / dining area and landscaped rear garden.

VIEWING IS HIGHLY RECOMMENDED.
PERFECT FOR FIRST TIME BUYERS.

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Entrance

Via triple locked composite front door leading into entrance hall.

Entrance Hall

Stairs to first floor. Under stairs storage. Radiator. Doors to WC, fourth bedroom and living area.

Separate WC

Low level WC. Double glazed frosted window to front.

Reception Room

17'8" x 13'1" (5.38m x 3.99m)

Double radiator. Television and telephone points. Multiple plug points. Spot lighting. Open plan entrance to kitchen / dining area.

Kitchen / Dining Room

16'5" x 8'9" (5.00m x 2.67m)

Comprising a range of matching fitted wall and base units with work surfaces. Part tiled walls. Cooker point with oven under. Built in concealed dish washer and washing machine. Space for upright fridge freezer. Under floor heating. Sky lights. Double glazed windows and French doors to garden.

First Floor Landing

Access to boarded loft. Doors to all three bedrooms and family bathroom.

Bedroom One

12'10" x 10'2" (3.91m x 3.10m)

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

Bedroom Two

10'2" x 8'7" (3.10m x 2.62m)

Multiple plug points. Carpeted. Double glazed window to front.

Bedroom Three

9'9" x 7'1" (2.97m x 2.16m)

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

Bedroom Four (Ground Floor)

11'6" x 8'0" (3.51m x 2.44m)

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

Family Bathroom

Fully tiled shower cubicle with power shower. Fully tiled walls and floor. Low level WC. Wash hand basin. Heated towel rail. Storage cupboard. Frosted double glazed window to front.

External

Driveway

Off street parking for two vehicles.

Rear Garden

Paved patio area. Flower beds to borders. Artificial grass. Side access. Brick garden storage shed. BBQ decking area. South west facing.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	84
(69-80) C		(69-80) C	73
(55-68) D	74	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

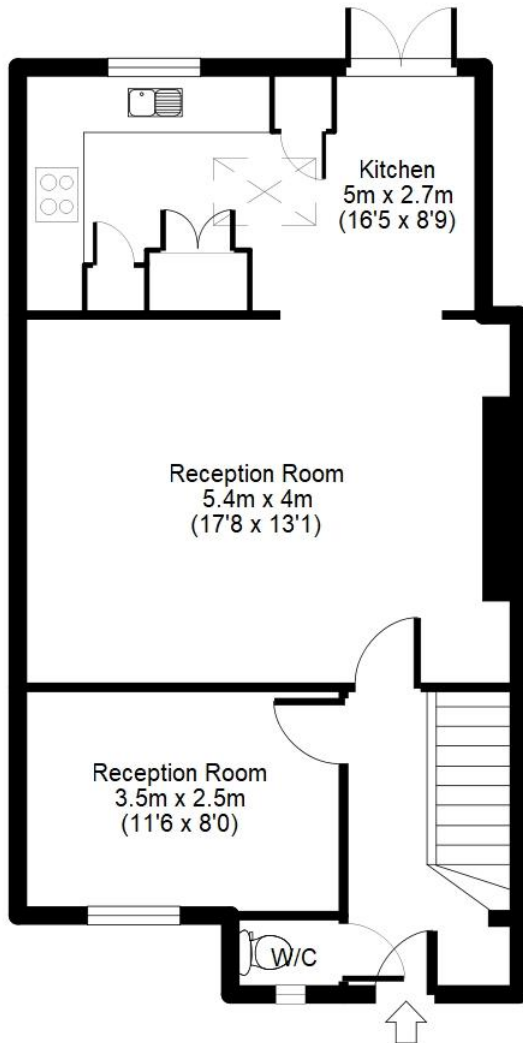


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

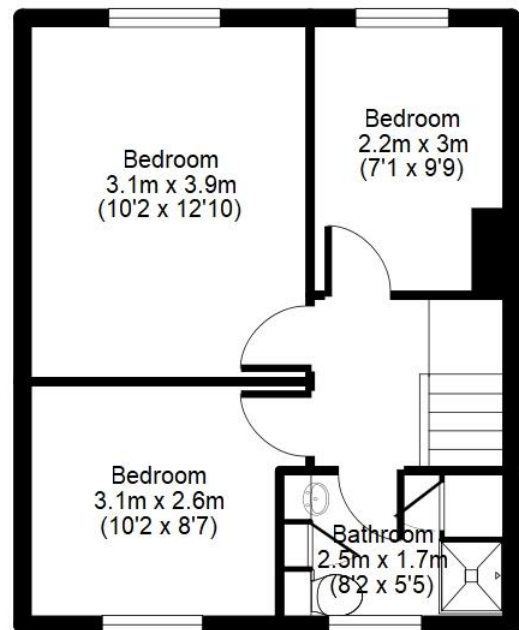
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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.

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APPROX GROSS INTERNAL FLOOR AREA: 919 sq. ft / 85 sq. m



Ground Floor



First Floor