

Asking price of £450,000 Leasehold

Thrush Avenue, Hatfield, AL10 8QU



- **Four Bed Semi-Detached House**
- **Popular Family Area of Birds & Trees**
- **Requires Modernisation**
- **Corner Plot - Potential to Extend (STPP)**
- **Open Plan Living / Dining Room**
- **Chain Free Transaction**
- **Single Garage**
- **Detached Home Office / Workshop**

FOUR BEDROOMED SEMI-DETACHED PROPERTY WITH DETACHED GARAGE AND HOME OFFICE / WORKSHOP situated on a LARGE CORNER PLOT with potential to extend (STPP). Ideally located in the popular family area of Birds & Trees and close to Hatfield Town Centre, The Galleria Shopping Centre and Hatfield Train Station. Comprising recently fitted double glazed windows, open plan living and dining area, downstairs WC, kitchen and utility, four first floor bedrooms and family bathroom. Other features include detached single garage, attached home office / workshop with light and power and off street parking for one car.

**VIEWING IS HIGHLY RECOMMENDED.
CHAIN FREE TRANSACTION.**

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Entrance

Via front door leading into entrance hall.

Entrance Hall

Stairs to first floor with under stairs storage. Doors to downstairs WC and living area.

Downstairs WC

Low level WC. Wash hand basin. Frosted double glazed window.

Open Plan Living / Dining Room

17'0" x 22'2" (5.18m x 6.76m)

Two double radiators. Storage cupboards. Multiple plug points. Television and telephone points. Fire place. Double glazed windows to front and rear. Double glazed patio door to rear.

Kitchen

8'11" x 11'0" (2.72m x 3.35m)

Comprising a range of matching fitted wall and base units. Sink unit. Gas cooker point. Space for free standing fridge freezer. Plumbing for washing machine and dish washer. Double glazed window to rear.

First Floor Landing

Airing cupboard. Access to loft. Doors to all bedrooms and bathroom.

Bedroom One

10'11" x 13'8" (3.33m x 4.17m)

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

Bedroom Two

10'5" x 10'1" (3.18m x 3.07m)

Built in cupboards. Single radiator. Multiple plug points. Door leading to balcony. Double glazed window to front.

Bedroom Three

7'10" x 9'2" (2.39m x 2.79m)

Single radiator. Built in single cupboard. Multiple plug points. Double glazed window to rear.

Bedroom Four

7'4" x 8'3" (2.24m x 2.51m)

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

Bathroom

Comprising of panel enclosed bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Frosted double glazed window to rear.

External

Driveway & Garage

16'11" x 7'11" (5.16m x 2.41m)

Off street parking for one vehicle in front of garage. Brick built garage with wooden doors and access to garden.

Rear Garden

Paved patio area. Laid to lawn with flower beds and trees to borders. Outside covered storage space. Access to garage and workshop.

Home Office / Workshop

11'0" x 9'8" (3.35m x 2.95m)

Light and power. Multiple plug points.

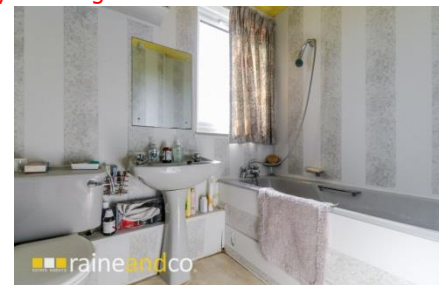
Lease

900+ years.

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	
(69-80) C		(69-80) C	
(55-68) D		(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			
	85		83
	65		60
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.

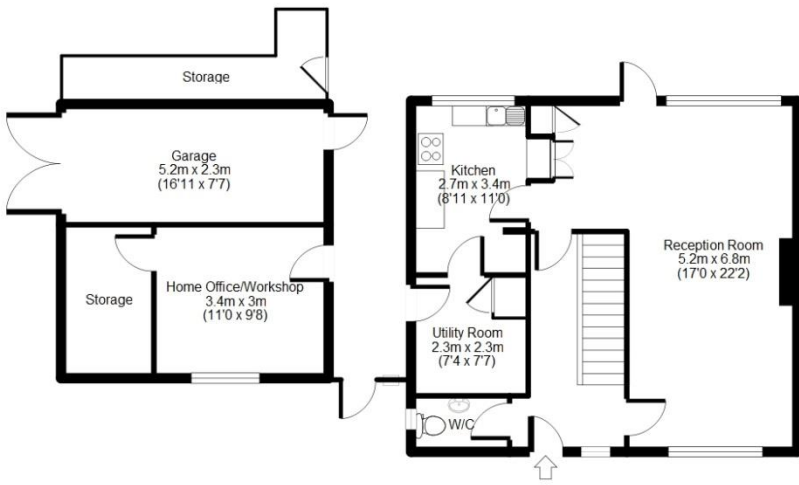


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

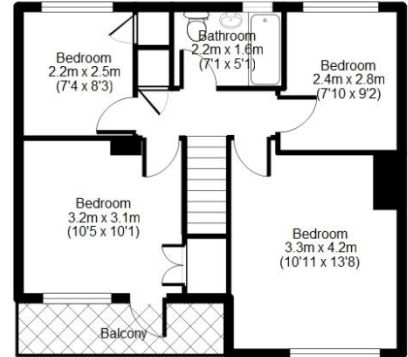
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer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

Thrush Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1321 sq. ft / 123 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale