

# *Asking price of £350,000 Freehold*

*The Sidings, Hatfield, AL10 9SP*



- **Mid Terraced House**
- **POPULAR ELLENBROOK AREA**
- **VERY WELL PRESENTED**
- **Three Bedrooms**
- **Lounge**
- **Dual Aspect Kitchen/Dining Room**
- **Refitted Bathroom**
- **Ground Floor Cloakroom**

Mid terraced house situated within the POPULAR ELLENBROOK AREA of Hatfield close to countryside, The Galleria Shopping Centre, and The Hatfield Business Park. Presented to an extremely HIGH STANDARD the property comprises on the ground floor of porch, entrance hall with utility cupboard, refitted cloakroom, dual aspect kitchen/dining room with refitted units and some appliances, rear porch and lounge. The first floor comprises of landing with walk in cupboard with window (currently used as an office), three bedrooms and a refitted bathroom with electric shower. Other features include gas central heating to radiators with a NEST thermostat, double glazed doors and windows, feature flooring to the ground floor, well-tended front, and rear gardens.

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## Porch

Exterior light. Low level cupboard. Part frosted double glazed front door to:

## Entrance Hall

Stairs to first floor with under stairs storage cupboard and double-glazed window to front on half landing. Single radiator. Hardwood effect flooring. Storage cupboard with plumbing for washing machine. Doors to:

## Ground Floor Cloakroom

Refitted with a low-level W.C. Corner wash hand basin with mixer tap. Tiled walls. Frosted double glazed window to front.

## Kitchen / Dining Room

Comprising a range of matching refitted wall and base units with matching peninsular unit and work surfaces over. Inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in concealed dishwasher. Freestanding electric range with stainless steel effect filter hood over. Tiled floor. Double glazed window to front. Dining area comprises of single radiator. Double glazed sash window to rear. Hardwood effect flooring. Half frosted double-glazed door to rear porch. Arch to:

## Lounge

Double radiator. Hardwood effect flooring. Double glazed French doors to rear garden.

## First Floor Landing

Airing cupboard housing hot water cylinder. Walk in storage cupboard (currently used as an office) with double glazed window to front. Doors to:

## Bedroom One

Range of fitted wardrobes. Single radiator. Double glazed window to rear.

## Bedroom Two

Single radiator. Double glazed window to rear.

## Bedroom Three

Single radiator. Double glazed window to rear.

## Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap, squared end, glazed shower screen and electric shower unit over. Low level W.C. Pedestal wash hand basin with mixer tap. Tiled walls. Double radiator. Frosted double glazed window to front.

## Front Garden

Well-tended with laid to lawn and flower beds to borders. A range of mature shrubs and bushes. Path to porch.

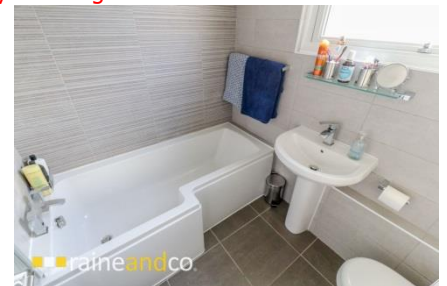
## Rear Garden

Well-tended with brick paved patio area and paths. Laid to lawn with a range of mature shrubs and bushes. Timber garden shed. Rear pedestrian access. Rear porch with light and storage cupboard.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	70		70
	86		86
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Agent's 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.

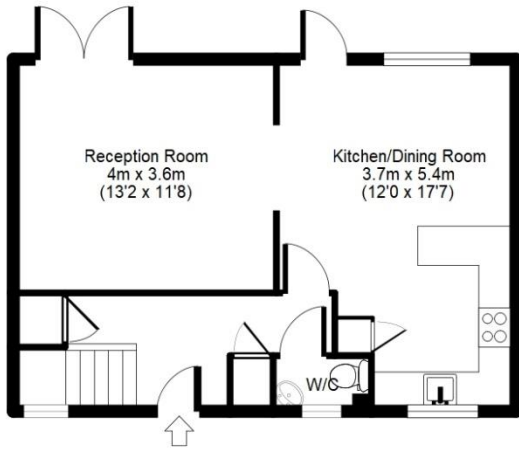


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

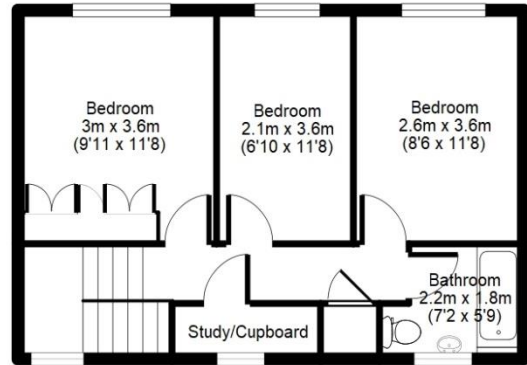
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# The Sidings, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 887 sq. ft / 82 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale