

Asking price of £420,000 Freehold

Rectory Gardens, Hatfield, AL10 8BG



- **Semi Detached House**
- **Close to Train Station**
- **Cul-de-sac location**
- **Three Bedrooms**
- **Refitted Kitchen and Bathroom**
- **Gas C/H to Radiators**
- **Double Glazed**
- **Front & South Westerly Aspect Rear Garden**

First impressions do not give a fair reflection of the internal quality of this semi-detached house which has undergone many modernisations and improvements to include refitted kitchen and bathroom as well as a new boiler and refiguration of the ground floor accommodation. Situated within a cul-de-sac location and within walking distance of local schools, Hatfield Town Centre and the TRAIN STATION. The accommodation comprises of porch, open plan dual aspect living room / kitchen, first floor landing three bedrooms and a refitted bathroom with shower. Exterior features include front and South Westerly aspect rear gardens, attached single garage with own driveway for one car. Other features include gas central heating to radiators and double glazed door and windows.

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Porch

Via a double glazed front door with matching side window. Tiled floor. Part frosted double glazed front door to:

Open Plan Living Room

Completely open and dual aspect with double glazed bay window to front and double glazed window and patio doors to rear. Stairs to first floor with under stairs storage cupboard. Wood effect flooring to the lounge and dining areas, tiled floor to the kitchen. Two feature upright radiators. Down lighters. Kitchen area comprising of a range of matching refitted wall and base units with peninsular unit and work surfaces over and inset single drainer, single bowl sink unit with mixer tap. Built in electric hob with oven under and overhead part glazed filter hood. Plumbing for washing machine and dishwasher.

First Floor Landing

Double radiator. Access to loft. Panelled effect doors to:

Bedroom One

Built in double wardrobe with mirrored sliding doors. Over stairs storage cupboard housing wall mounted combi boiler. Double radiator. Double glazed bay window to front.

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 rounded end, mixer tap, glazed screen and shower over. Pedestal wash hand basin with mixer tap. Low level W.C. Down lighters. Tiled floor. Heated chrome effect towel rail. Frosted double glazed window to side.

Front Garden

Laid to lawn with path to front door. Own driveway with parking for one car giving access to:

Garage

Single with up and over door. Cold water tap. Light and power (not tested). Possible eaves storage. Pedestrian door to:

Rear Garden

South Westerly aspect with a paved patio area and laid to lawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note

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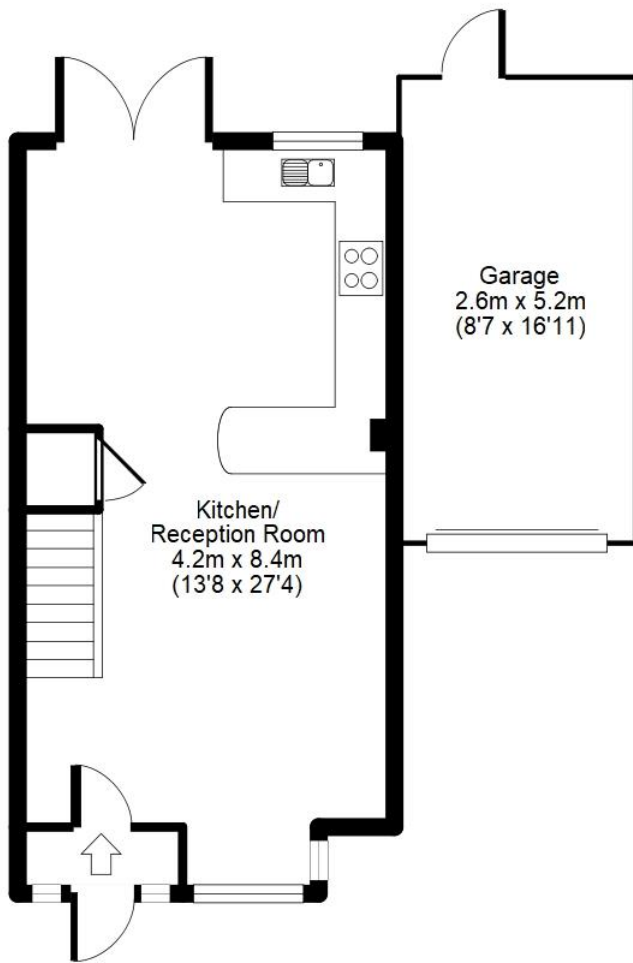


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

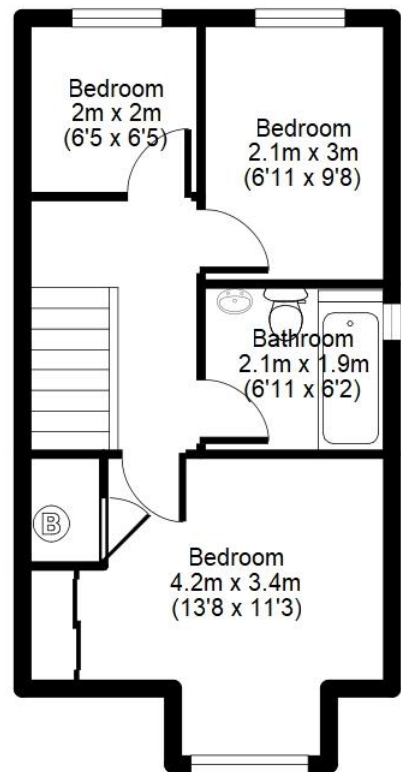
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APPROX GROSS INTERNAL FLOOR AREA: 712 sq. ft / 66 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale