



Firs Close, Hatfield, AL10 8NP

Offers In The Region Of £450,000



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Birds & Trees Area, Hatfield

Situated in the highly sought after "Birds & Trees" area, within a short walk of numerous local schools and the town centre, is this three bedroom family home requiring modernisation, offering tremendous potential to extend (Stpp). The property is offered chain free with immediate vacant possession, and briefly comprises of reception hall, ground floor wc, lounge/dining room, a fitted kitchen breakfast room with built in appliances, three good size first floor bedrooms and a bathroom/wc. The house is double glazed and has gas radiator central heating. Outside there are well established gardens to the front and rear, and a private driveway and garage.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor





Reception Hall

Double glazed entrance door to front, Parquet flooring, stairs to first floor, doors to:

Wc

Double glazed window to rear, wc, wash hand basin with mixer tap and tiled splash back, tiled floor, radiator.

Lounge/dining Room

Double glazed window to front, two radiators, feature fireplace, Parquet flooring.

Fitted Kitchen/breakfast Room

Fitted with a range of wall and base units, complimentary work surfaces and complimentary tiled splash backs, thermoplastic sink/drainers with mixer tap, built in hob with extractor over, built in double oven, integrated dishwasher, tiled floor, under stairs storage cupboard, wall mounted gas fired boiler, two double glazed windows to rear.

Utility Room

Fitted with wall and base units, complimentary work surface with inset stainless steel sink/drainers and tiled splash back, space for washing machine, radiator, double glazed door to rear garden.

Landing

Airing cupboard housing hot water cylinder and immersion heater, doors to:

Bedroom One

Double glazed window to front, door to balcony, radiator, built in double wardrobe with mirror fronted sliding doors, fitted side cabinets and overhead storage cupboards.

Bedroom Two

Double glazed window to rear, radiator, built in side cabinets and overhead storage cupboard, access to loft.

Bedroom Three

Double glazed window to front, radiator.

Bathroom/wc

Comprising of bath with mixer tap and shower over, glazed screen, vanity wash hand basin with cupboard under, wc, complimentary tiling to full height, radiator, double glazed window to rear.

Front Garden

Lawn, flower and shrub beds, hedge to front.

Private Driveway

Providing private off street parking for two vehicles and giving access to the garage.

Garage

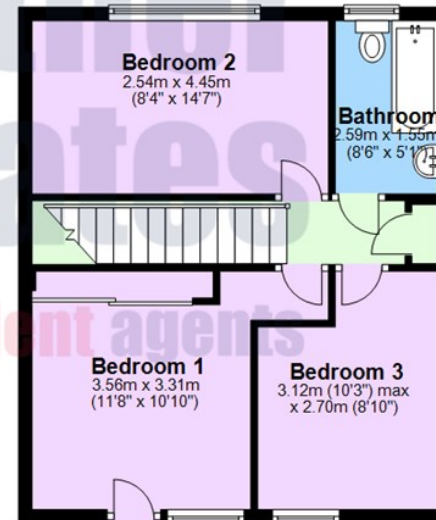
Up and over door to front, window to rear, personal door to side.



Ground Floor



First Floor

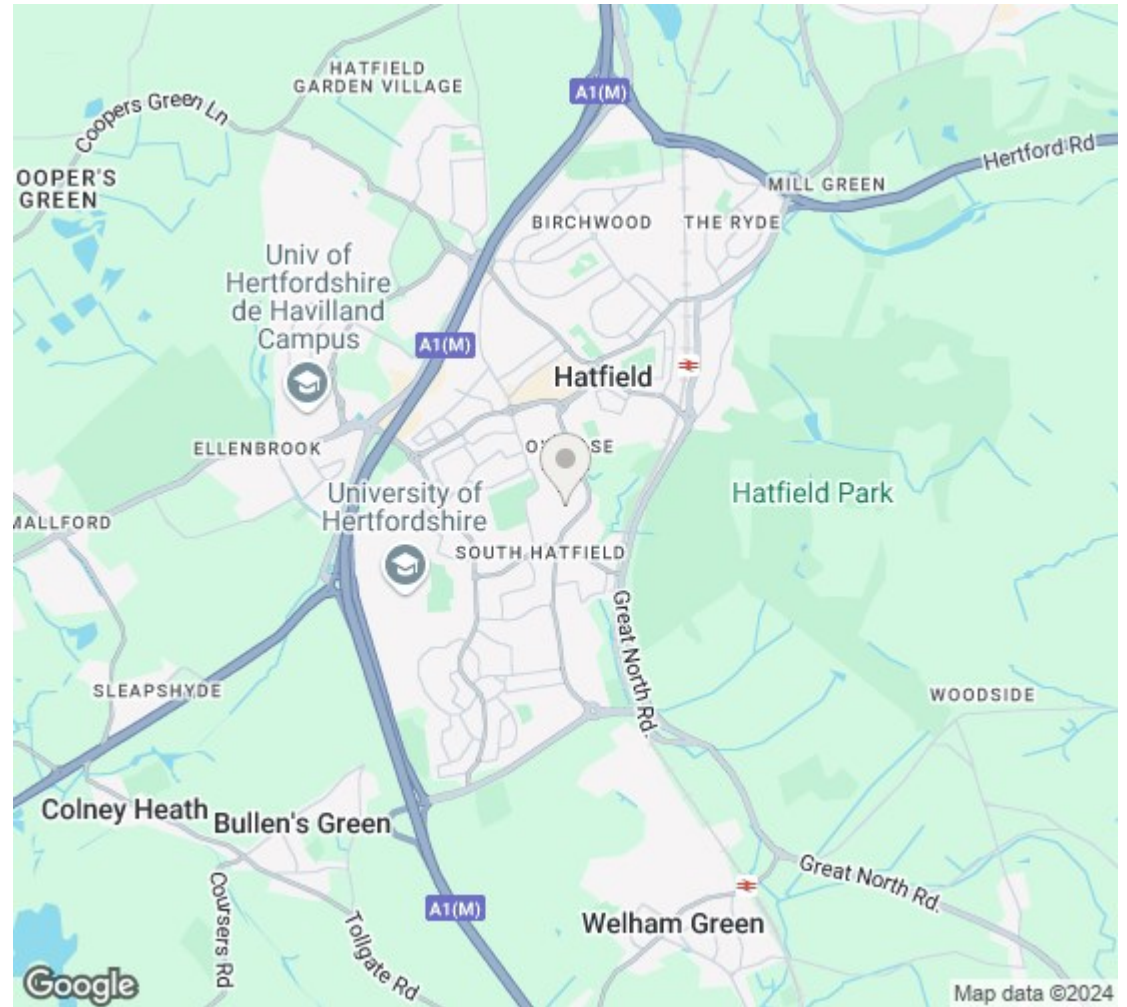


Total area: approx. 109.7 sq. metres (1180.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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