



Tudor Close, Hatfield, AL10 9EJ

£225,000



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THE
SUPPORTING
FAMILY

mather

Tudor Close, Hatfield

Guide Price £225.000-£235.000

Two bedroom ground floor maisonette situated in a cul de sac on the edge of the town with great access to road links and parkland.

The property benefits from its own private entrance and briefly comprises of entrance hall, 18` dual aspect lounge/diner, fitted kitchen with appliances, master bedroom with en suite dressing room, second bedroom with fitted wardrobes, refitted bathroom.

The property is double glazed and has electric heating. The communal gardens are well maintained and there is a private allocated parking. Chain free sale.

Please call us on 01707 270777





Entrance Hall
 Double glazed entrance door, storage cupboard, doors to:

Lounge/diner
 18'5 x 10'6
 Dual aspect room with double glazed windows to front and side, elec heater, television point, door to:

Fitted Kitchen
 8'2 x 7'8
 Fitted range of wall and base units, complimentary work surfaces and splash back, inset stainless steel sink/drainers with mixer tap, space for fridge/freezer and washing machine, space for cooker with extractor over, double glazed window to side.

Master Bedroom
 10'7 x 8'6
 Double glazed window to side, electric heater, wood effect floor, archway to:

En-Suite Dressing Area
 Wash hand basin with mixer tap, splash back and cupboard under, built in wardrobes with mirror fronted sliding doors.

Bedroom Two
 11'7 x 5'11
 Double glazed window to side, electric heater, wood effect floor, built in wardrobe.

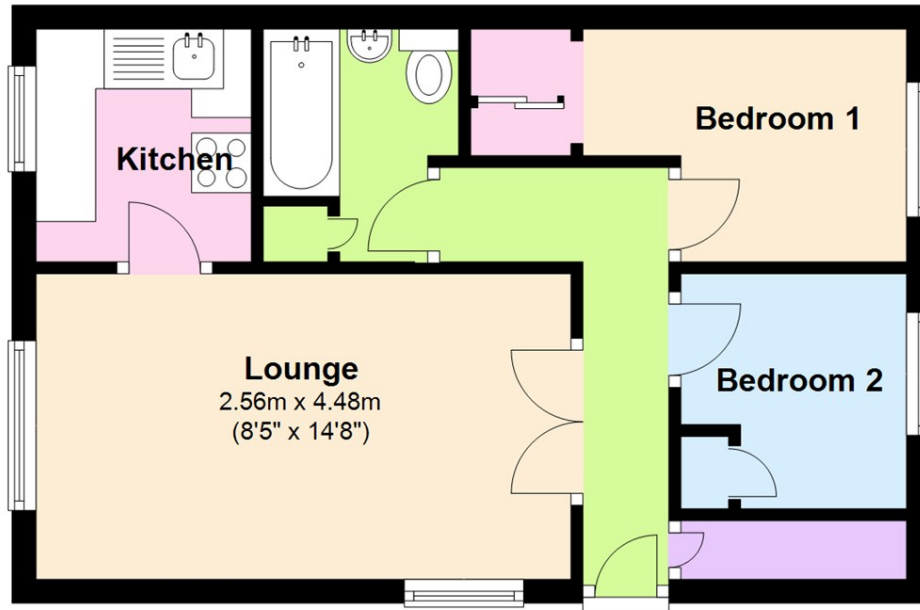
Refitted Bathroom/wc
 Refitted suite comprising of bath with shower over and glazed screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, airing cupboard housing hot and cold water tanks, extractor fan.

Parking
 Private allocated space and visitor parking also available.

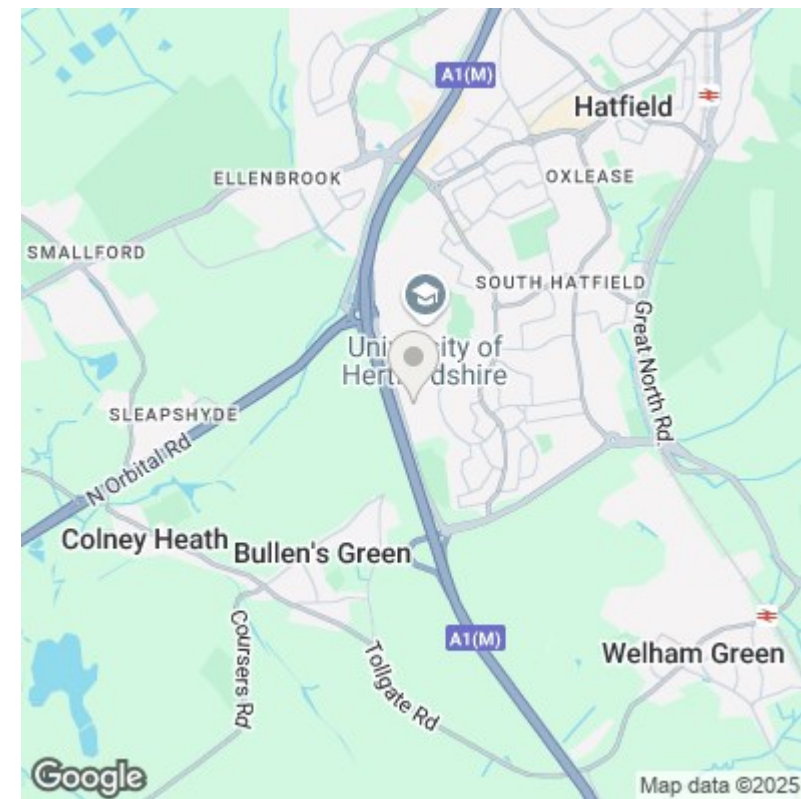
Communal Grounds
 Mainly lawn, mature bushes, trees and evergreens.

Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 33.6 sq. metres (361.4 sq. feet)



Energy Efficiency Rating

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

Environmental Impact (CO₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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