



Holme Road, Hatfield Garden Village, AL10 9LH

£350,000



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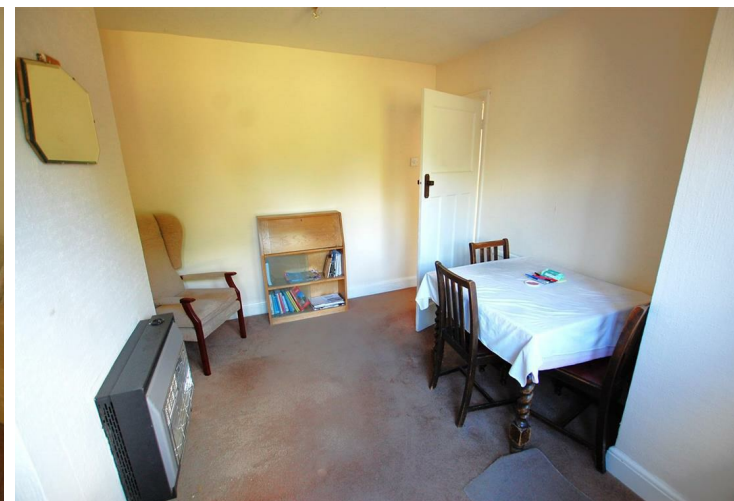
Holme Road, Hatfield Garden Village

Situated in the highly sought after "Garden Village" is this 1930's bay fronted character family home requiring modernisation, offering great scope for extension (Stpp) offered chain free.

Just a short walk from the ever popular "Green Lanes School" local shops and "Hatfield Business Park" the property comprises of entrance hall, lounge with bay window to front and fireplace, separate dining room with fireplace and door to rear garden, kitchen, gallery landing, three bedrooms and a bathroom/wc. The house is double glazed and has gas radiator central heating.

Outside there are well established gardens, with the rear being a great size and westerly facing, a shared driveway to the side leads to a private driveway/carport, further private driveway potential to the front.

Please call our sale team on 01707 270777 or email hatfield@matherestates.com to arrange your viewing







Entrance Hall

13'4" x 5'8"

Double glazed entrance door and window to front, radiator, stairs to first floor with cupboard under, doors to:

Lounge

11'0" x 10'0"

Double glazed bay window to front, radiator, feature fireplace, picture rail.

Dining Room

11'0" x 10'0"

Double glazed window and door to rear garden, wall mounted gas fire, radiator.

Kitchen

8'8" x 6'7"

Double glazed window and door to rear garden, fitted base units, stainless steel sink/drainer with mixer tap complimentary wall tiling, space for cooker, space for fridge and washing machine.

Gallery Landing

Double glazed window to side, loft access, doors to;

Bedroom One

10'8" x 9'5"

Double glazed bay window to front, radiator, feature fireplace, picture rails, built in double wardrobe.



Bedroom Two

10'11" x 9'5"

Double glazed window to rear, feature fireplace, radiator, built in cupboard housing hot water cylinder and wall mounted gas fired boiler.

Bedroom Three

6'11" x 6'2"

Double Glazed window to front, radiator, picture rails.

Bathroom/wc

Comprising of panel enclosed bath with electric shower over and tiled surround, vanity wash hand basin with tiled splash back, cupboard under and shaver light over, wc, radiator, double glazed window to rear.

Front Garden

Providing great potential for further parking, lawn area, mature flower and shrub beds, path to front door.

Westerly Facing Rear Garden

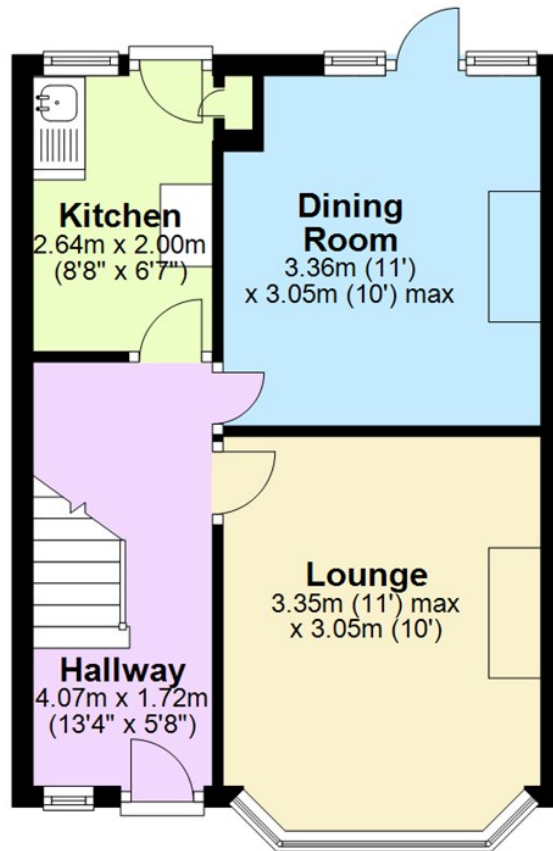
A great sized westerly facing garden offering space to extend into (Stpp) with a patio to the immediate rear, extending to a large lawn area, further patio, timber shed, fencing to boundaries, gate to side, access to car port/driveway, access to front.

Carport

Accessed via a shared driveway, timber frame car port providing private parking, access to front.

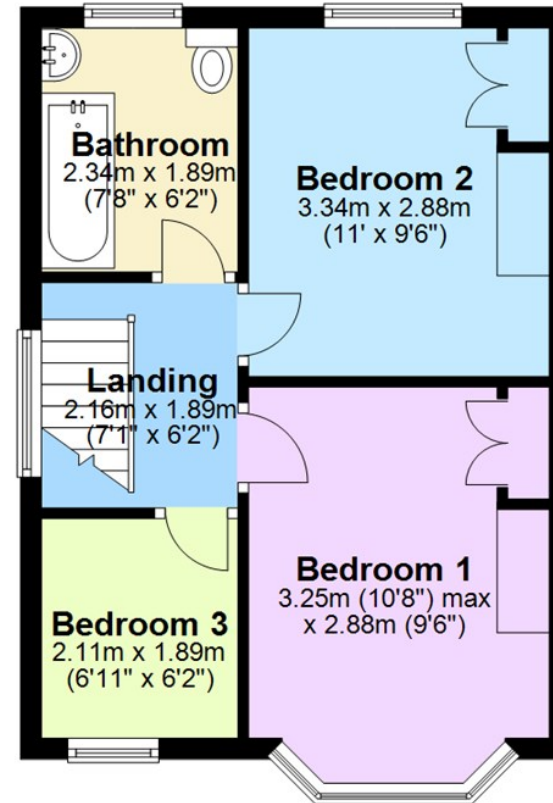
Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

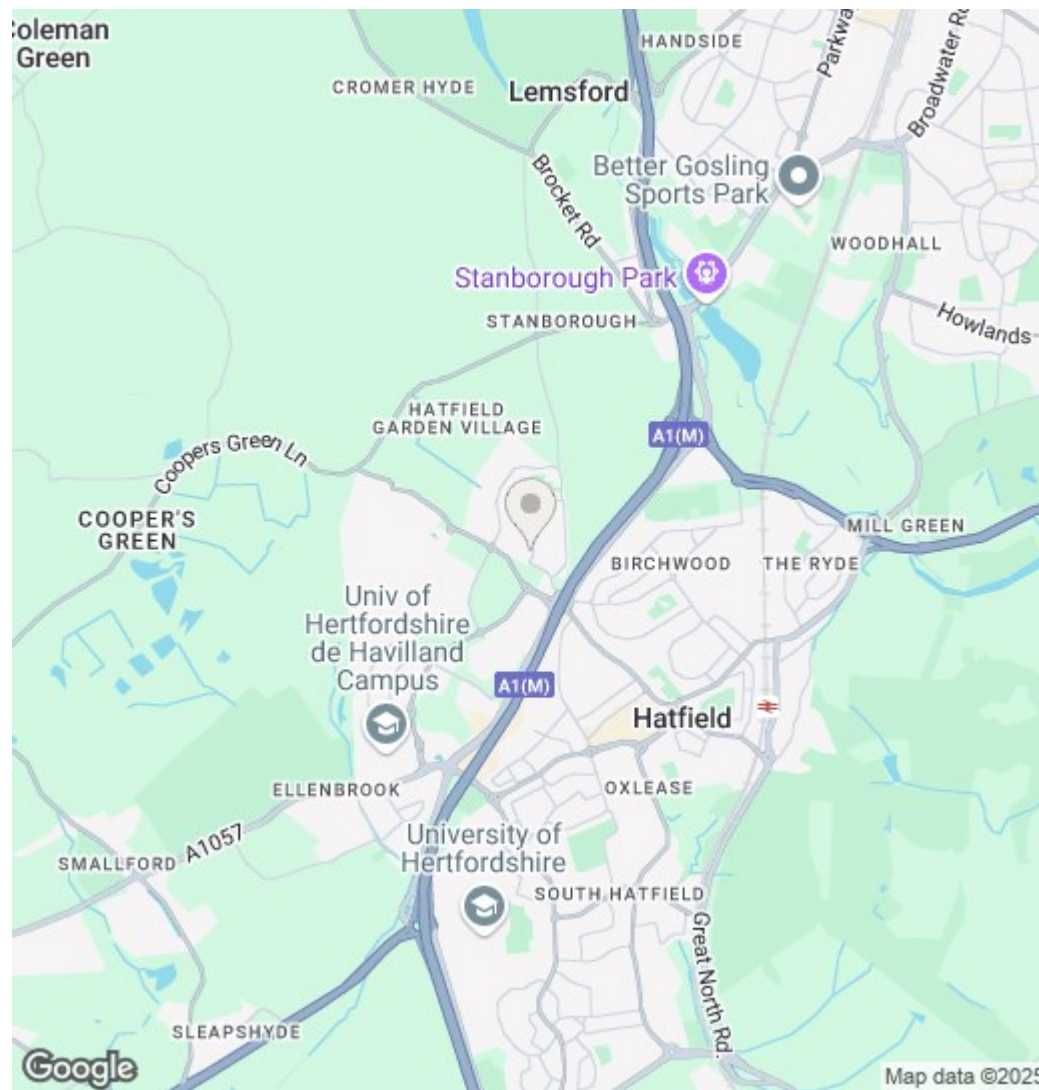
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com