



mather
estates
independent agents

29 Roe Green Lane AL10 0SH
£475,000



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Guide Price; £475.000-£490.000

Situated on a great size plot is this deceptively spacious three bedroom semi detached family home conveniently located within a short walk to the town centre, numerous local schools and the train station, with potential to extend (Stpp).

This delightful family home has a leafy backdrop onto the Alban Way and offers a good size lounge with feature fireplace, a separate dining room with doors to the rear garden, a fitted kitchen with built in appliances, three good size first floor bedrooms and a lovely refitted fully tiled bathroom. The property is triple glazed and has gas radiator central heating.

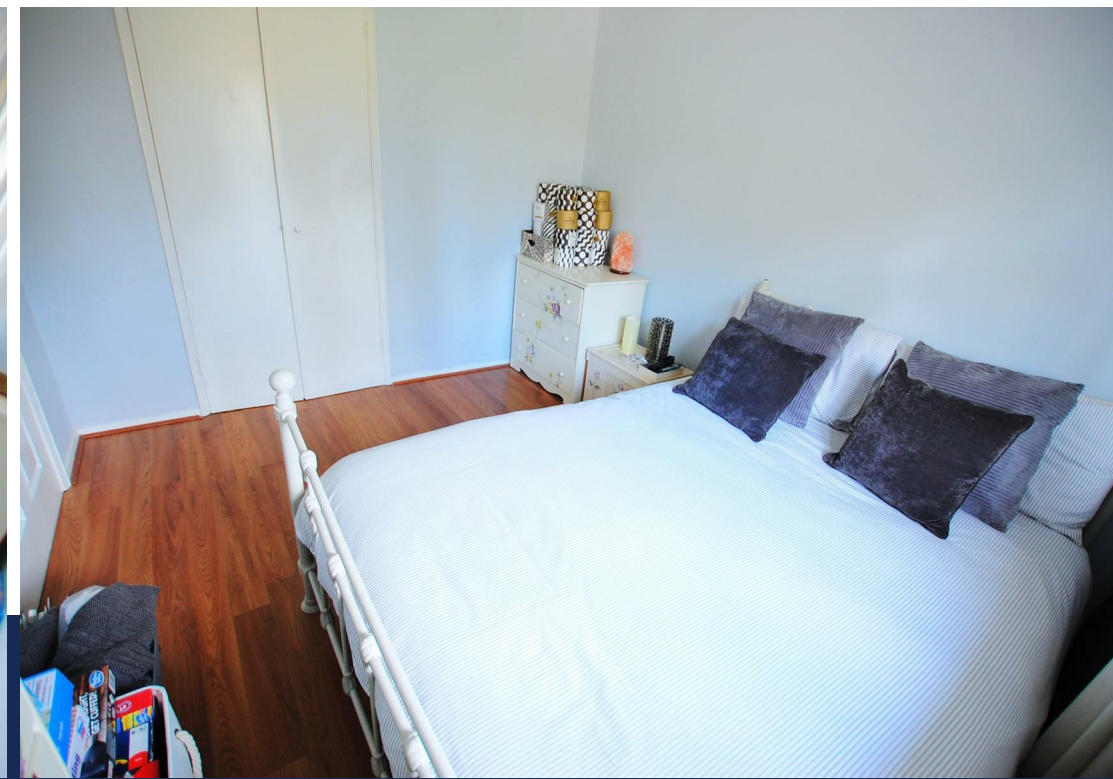
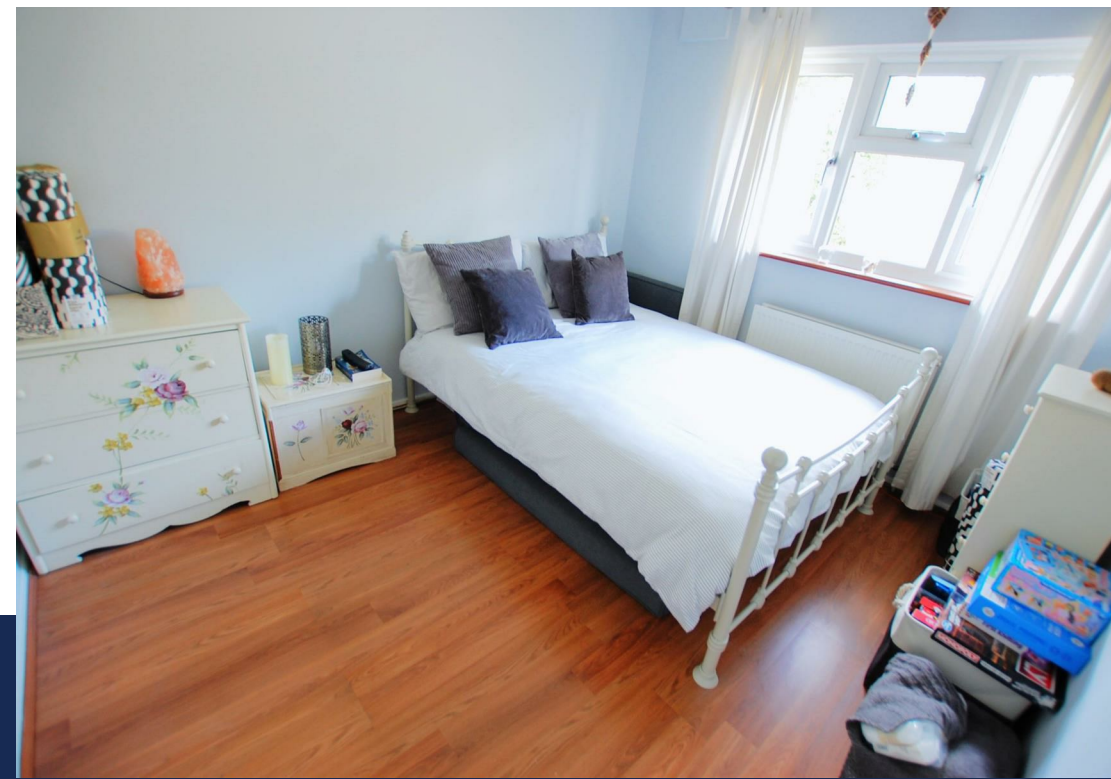
Outside there is a well established, good size mature garden to the rear with detached garage, the house sits back from the road at the front with a garden area and private driveway for several vehicles.

Viewing strongly advised. Please call us on 01707 270777











Lounge

17'1" x 16'1"

Double glazed entrance to front door, triple glazed bay windows to front, stairs to first floor with cupboard under, feature fireplace, radiator, door to kitchen.

Refitted Kitchen

10'1 x 8'3

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainers with mixer tap, space for washing machine, integrated dishwasher, built in stainless steel double oven, inset four ring stainless steel hob with integrated extractor over, two built in cupboards, wood effect flooring, triple glazed windows to rear, door to side, opening to dining room.

Dining Room

11'4 x 8'6

Triple glazed sliding patio doors to garden, radiator, wood effect flooring, paneling to dado height.

Landing

Triple glazed windows to side, airing cupboard, access to loft, doors to:

Bedroom One

11'7 x 10,4

Triple glazed window to front, radiator.

Bedroom Two

10'1 x 8'6

Triple glazed window to rear, radiator, wood effect flooring, built in double wardrobe.

Bedroom Three

8'7 x 7,9

Triple glazed windows to side, radiator, wood effect flooring.

Refitted Bathroom

Refitted suite comprising of "L" shaped shower/bath with mixer tap/shower, glazed screen, vanity unit with circular wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, complimentary wall tiling to full height, tiled floor, heated towel rack, triple glazed window to rear,

Private Driveway

Bloc paved and providing private parking for several vehicles.

Good Size Westerly Facing Rear Garden

A fabulous mature, westerly facing garden offering space to extend into (Stpp) with a full width patio to the immediate rear extending to a lawn, mature flowers, shrubs and evergreens, detached garage with up and over door to front, two wind ows and a personal doors to side, power and light, water tap, external lighting, gate to side leading to the front.

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.

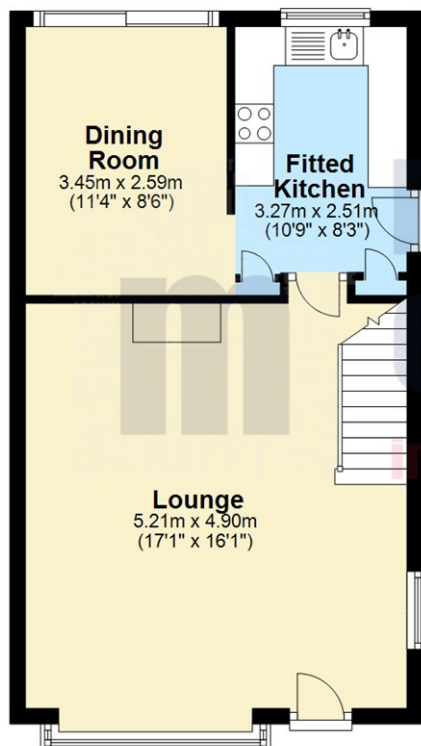
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

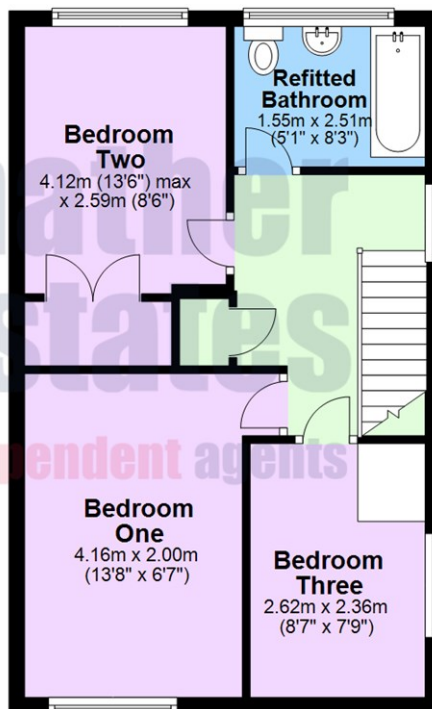
5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

Ground Floor



First Floor



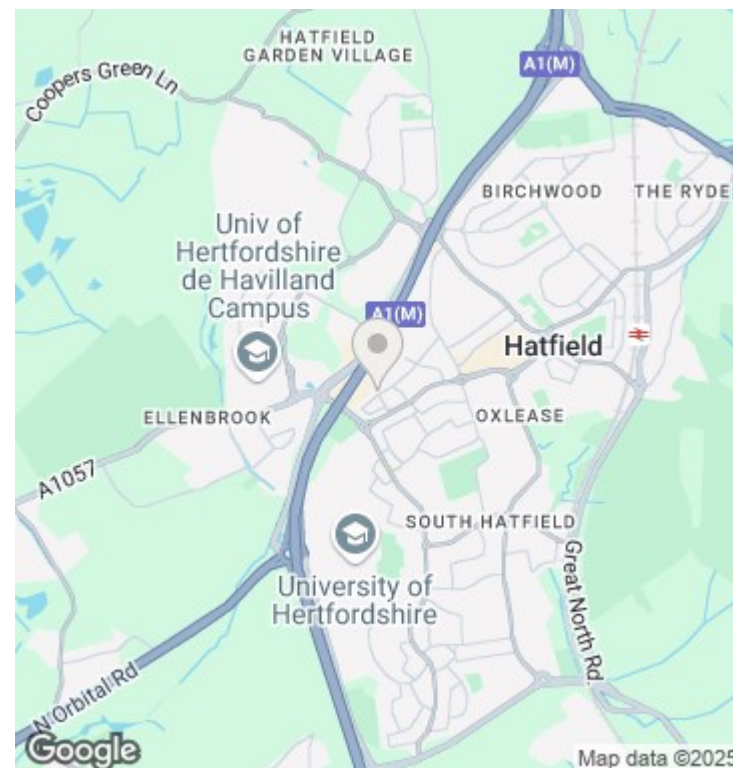
Total area: approx. 86.2 sq. metres (928.0 sq. feet)

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		82
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ