



35 Travellers Lane AL10 8SB
Guide Price £375,000



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Guide Price £375.000-£385.000

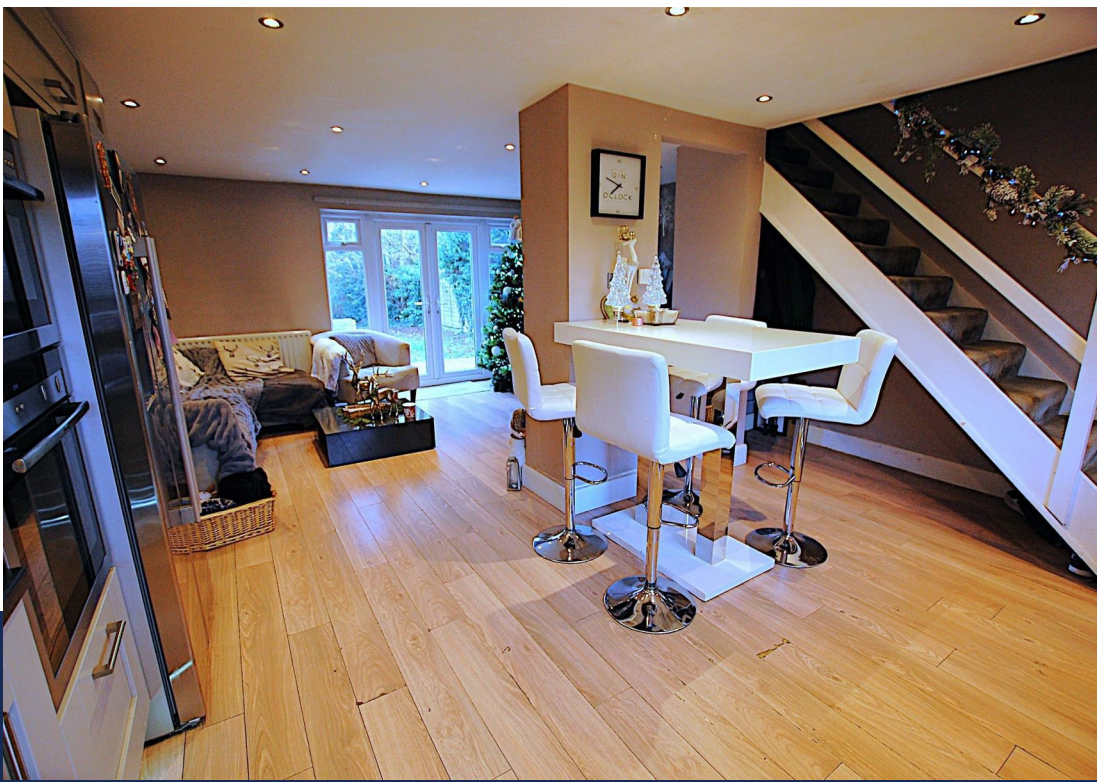
Deceptively spacious three bedroom family home with private driveway situated in the ever popular "Oxlease" area, just a short walk from numerous local schools and the town centre, the train station is also within walking distance.

This chain free family home has been much improved by the present owners and now comprises of entrance hall, lounge with door to rear garden, a refitted kitchen/diner with built in appliances, and refitted utility room.

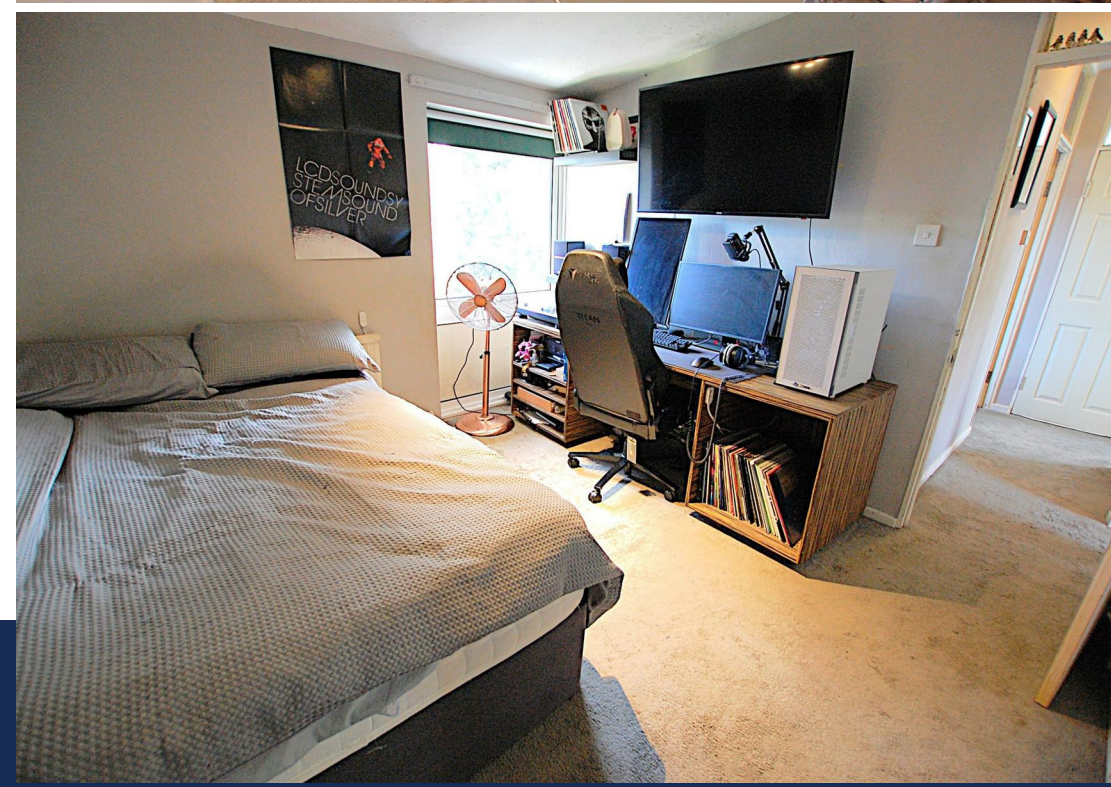
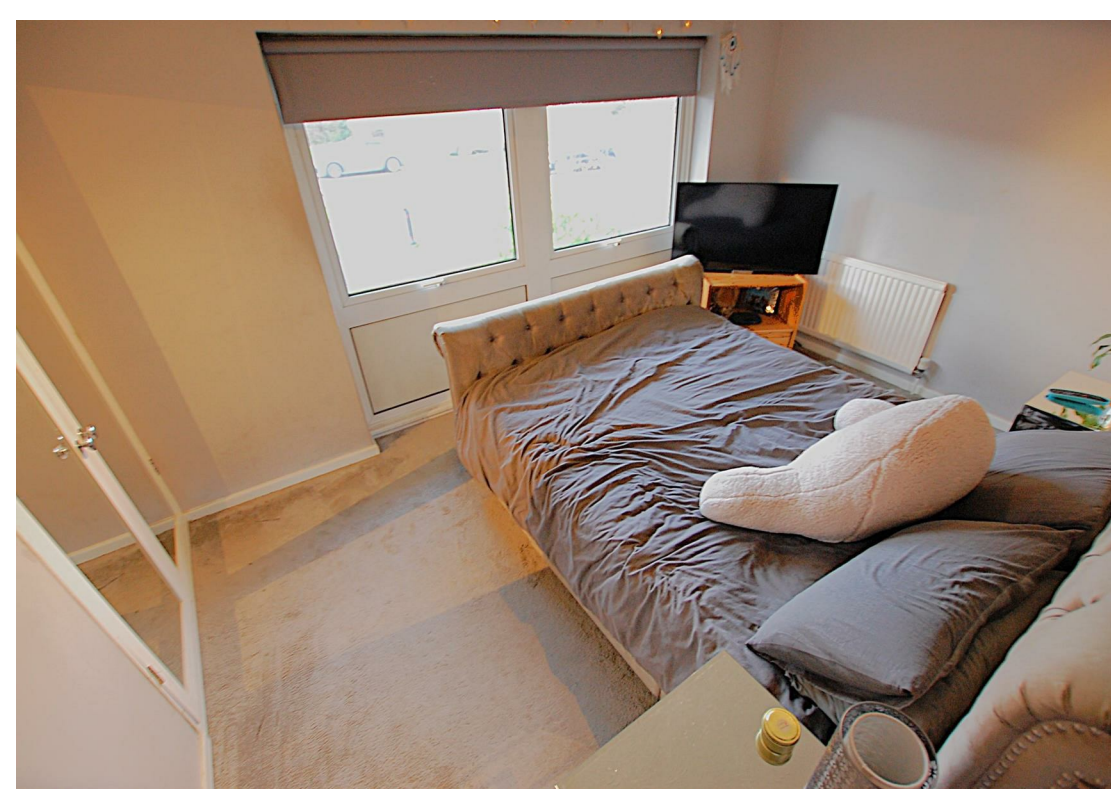
The first floor offer three good size bedrooms and a fully tiled bathroom and separate wc. The house is double glazed and has gas radiator central heating.

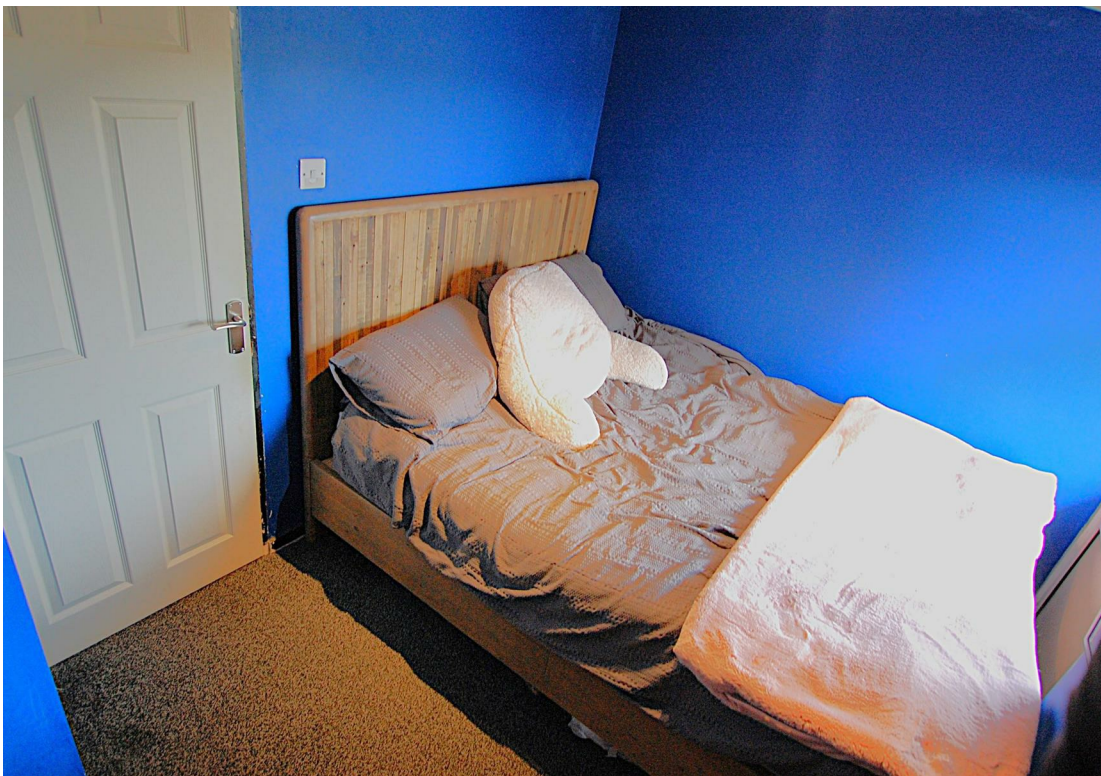
Outside there is a private garden to the rear with a good size patio for entertaining, the front is set back from the road and offers private parking for two vehicles.











Entrance Hall

Part glazed entrance door to open plan kitchen/family room, stairs to first floor landing.

Refitted Kitchen/diner

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, one and a half bowl sink/drainers with mixer tap, breakfast bar, inset hob with chimney style stainless steel extractor hood over, eye level oven and microwave, space for "American" style fridge/freezer, space for slimline wine cooler, integrated dishwasher, LED plinth lighting, radiator, wood effect flooring, recessed down lighters, central heating thermostat, double glazed window to front.

Refitted Utility Room

A range of refitted wall and base units, complimentary work surfaces and tiled splash backs, space for washing machine and space for dryer, inset circular stainless steel sink and mixer tap, tiled flooring, radiator double glazed door to rear garden

Lounge

Double glazed doors with wing windows leading to the rear garden, wood effect flooring, recessed down lights, radiator, opening to kitchen/diner.

Landing

doors to:

Bedroom One

Double glazed window to front, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Fully tiled room with panel enclosed bath, shower over and folding screen, pedestal wash hand basin with mixer tap, heated towel rail, double glazed window to rear.

Separate Wc

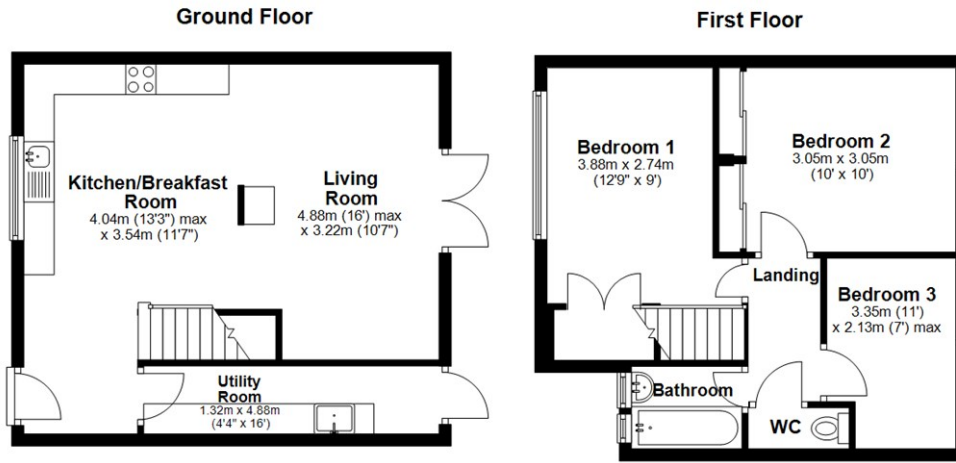
Fully tiled room with concealed cistern wc with dual flush.

Private Driveway

Providing private off street parking for two vehicles, path to front door.

Rear Garden

Low maintenance garden with full width patio to the immediate rear extending to a lawn, evergreens, sensor light.

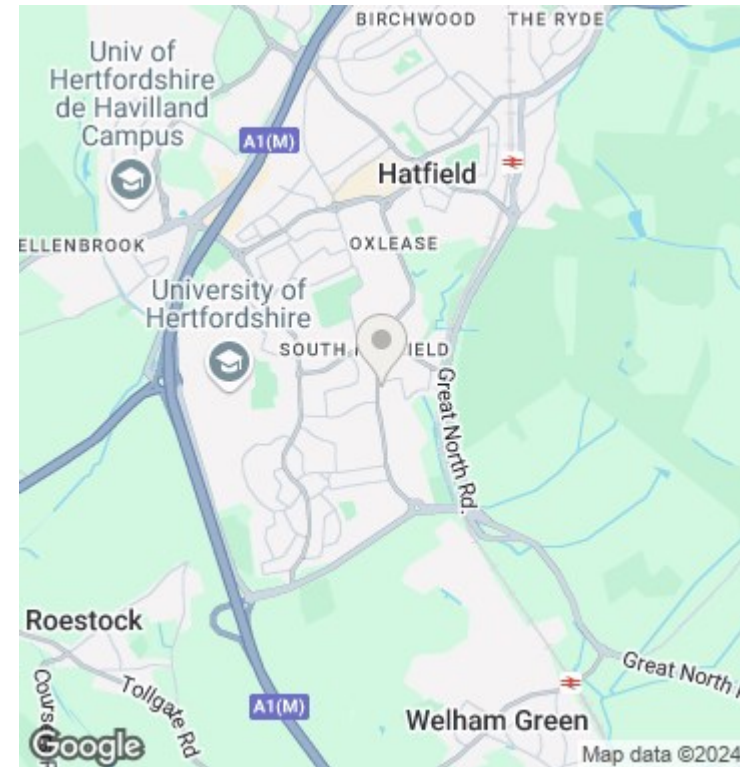


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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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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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