



127 Stonecross Road, HATFIELD, Hertfordshire AL10 0HS

Guide Price £385,000 - Freehold

### Property Summary

We are delighted to offer to market this well presented TWO DOUBLE BEDROOM Semi-Detached property with DRIVEWAY ideally located for the Town Centre and Hatfield Train Station also offering the potential to extend STPP.

The living room is located to the front of the house and is a well-proportioned room, benefitting from plenty of natural light, a feature fireplace and can be configured in multiple layouts. The fitted kitchen is located to the rear of the property and consists of matching base and wall units providing ample work surface space. Fitted items include an integrated electric hob, electric oven and there is space and fittings for a Fridge Freezer and Washing Machine.

The first-floor accommodation has two generously sized bedrooms that can accommodate a double bed, the master further benefits from ample built-in wardrobes. The family bathroom is a well-appointed modern four-piece bathroom suite that comprises a panel enclosed bath, separate shower cubicle, vanity hand wash basin and w/c.

The Southerly facing garden has a large patio area to the side and rear of the property while there is a large area laid to lawn with fenced boundaries.

The property further benefits from a driveway that can comfortably accommodate two cars and viewing is Highly Recommended!

### Features

- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR 2 CARS
- GAS CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- SHORT WALK TO HATFIELD TRAIN STATION
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO TOWN CENTRE



## Room Descriptions

## GROUND FLOOR

## HALLWAY

1.19m x 1.29m (3' 11" x 4' 3") Accessed via the front door leads to the living room and stairs to the first floor.

## LIVING ROOM

3.93m x 4.16m (12' 11" x 13' 8") A well proportioned space benefitting from plenty of natural light, there is a feature fire place, large UPVC window to the front aspect, gas radiator and laminate flooring.

## KITCHEN

2.43m x 5.53m (8' 0" x 18' 2") Matching base and wall units providing ample work surface space, fitted items include an electric oven, electric hob while there is space and plumbing for a washing machine and fridge freezer. Additionally, there is also space for a small table and door leading out to the garden.

## FIRST FLOOR

## LANDING

0.80m x 1.26m (2' 7" x 4' 2") Carpet flooring with UPVC window to the side aspect, provides access to;

## BEDROOM ONE

3.05m x 4.57m (10' 0" x 15' 0") A large double bedroom with built in wardrobes and additional cupboard space, large UPVC window to the front aspect, gas radiator and carpet flooring.

## BEDROOM TWO

3.23m x 3.31m (10' 7" x 10' 10") Double bedroom to the rear aspect, carpet flooring, gas radiator and UPVC window.

## BATHROOM

2.21m x 2.45m (7' 3" x 8' 0") A four piece bathroom suite comprising of a side panelled bath, separate shower cubicle, vanity hand wash basin and low level W/C. Tiled throughout with frosted UPVC window to the rear aspect and gas radiator.



## DRIVEWAY

Driveway parking for two vehicles with gated side access to the garden.

## GARDEN

Southerly facing with patio area adjacent to the property, mainly laid to lawn with fenced borders.

## ADDITIONAL INFORMATION

## Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive 2002/91/EC