



WRIGHTS



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26 Hare Lane, Hatfield, Hertfordshire AL10 8PP

Offers In Excess Of £425,000 - Freehold

### Property Summary

A fabulous opportunity to purchase an EXTENDED THREE/FOUR BEDROOM, END OF TERRACE FAMILY HOME with a block paved DRIVEWAY suitable for three cars. The property offers spacious living accommodation and is ideally located close to Hatfield Town Centre and a wide choice of good schooling. Viewing is Highly Recommended.

The ground floor accommodation comprises of a welcoming entrance hall that leads to a spacious lounge / dining area that can be configured in a variety of layouts. The fitted kitchen is located to the front of the property benefitting from matching base and wall units providing ample work surface space. Fitted items include a gas hob, electric oven with extractor fan. There is also space and plumbing for a washing machine and fridge freezer. Completing the downstairs is bedroom four which is a comfortable double.

The first floor accommodation comprises of two spacious double bedrooms and a well-proportioned single. The recently refurbished bathroom has been finished to a high standard and is fully tiled throughout and has a side panelled bath with shower over, hand wash basin and W/C.

The home benefits from a block paved driveway to the front that can easily accommodate three cars and a well maintained garden to the rear which is laid mainly to lawn with a large patio area adjacent to the property. To the rear of the garden there is a large garden shed that has been partially insulated and lighting.

### Features

- EXTENDED END OF TERRACE
- BLOCK PAVED DRIVEWAY
- BOILER INSTALLED 2022
- GREAT LINKS TO A1(M), M25 & A414
- THREE/FOUR BEDROOM HOME
- PARKING FOR THREE CARS
- RECENTLY REFURBISHED BATHROOM
- CLOSE TO WELL REGARDED SCHOOLS



Room Descriptions

# GROUND FLOOR

**HALLWAY**

0.90m x 2.49m (2' 11" x 8' 2")

**KITCHEN**

2.50m x 3.51m (8' 2" x 11' 6")

**LIVING ROOM**

4.349m x 3.96m (14' 268" 4" x 13' 0")

**DINING ROOM**

2.30m x 2.67m (7' 7" x 8' 9")

**BEDROOM FOUR / STUDY**

2.62m x 2.53m (8' 7" x 8' 4")

# FIRST FLOOR

**LANDING**

1.45m x 1.74m (4' 9" x 5' 9")

**BEDROOM ONE**

3.10m x 3.94m (10' 2" x 12' 11")

**BEDROOM TWO**

2.62m x 2.71m (8' 7" x 8' 11")

**BEDROOM THREE**

2.18m x 2.98m (7' 2" x 9' 9")

**BATHROOM**

1.67m x 1.59m (5' 6" x 5' 3")

# EXTERIOR

**DRIVEWAY**

Block paved driveway to the front of the property with space for three cars.

**GARDEN**

To the rear of the property benefitting from a large insulated shed with lighting.

# ADDITIONAL INFORMATION

**Property Details**

Council Tax Band - C

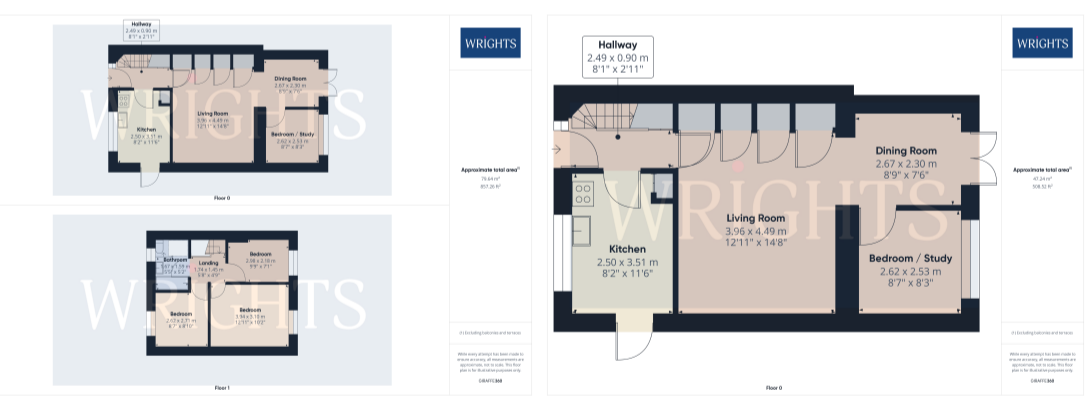
# AGENT INFORMATION

**Agents Information For Buyers -**

Please be aware, should you wish to make an offer for this property, we will require the following information before we can conclude negotiations:

1. Written 'Confirmation of Offer' via email.
2. Proof of Identification of all parties purchasing the property.
3. Proof of Deposit.
4. A copy of your Decision in Principle (for your mortgage).

Unfortunately, we will not be able to progress any proposed purchase



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	