



134 Stonecross Road, Hatfield, Hertfordshire AL10 0HS

Guide Price £450,000 - Freehold

Property Summary

Wrights are delighted to bring to market a Three Bedroom Semi Detached property with Driveway Parking for a number of cars. This property is ideally located within walking distance of Hatfield Town Centre & Train Station. The property benefits from a lounge, fitted kitchen, bathroom, conservatory overlooking the South Facing Garden and three well proportioned bedrooms. Viewing Comes Highly Recommended.

The ground floor accommodation consists of an entrance hall providing access to the living room and stairs to the first floor accommodation. The living room benefits from plenty of natural light and is located to the front of the property. The kitchen comprises of matching base and wall units providing ample work surface space. There is space and plumbing for an electric oven, washing machine, dishwasher and fridge freezer. The family bathroom is a three piece suite with a side panelled bath with shower over, hand wash basin and W/C. In addition, there is a spacious conservatory overlooking the garden.

The first floor accommodation provides three well proportioned bedrooms with the large master benefitting from additional cupboard space.

The exterior of the property offers further benefits of a driveway to the front that can accommodate a number of cars with double gates to the side leading into the back garden. The South Facing Garden has a patio area adjacent to the property, an area laid to lawn and a large garden shed to the rear.

Features

- SEMI DETACHED FAMILY HOME
- THREE BEDROOM
- CONSERVATORY
- SOUTH FACING GARDEN
- DRIVEWAY FOR 2/3 CARS
- CLOSE TO TOWN CENTRE
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO HATFIELD TRAIN STATION



Room Descriptions

GROUND FLOOR

HALLWAY

1.36m x 1.25m (4' 6" x 4' 1") Accessed via the front door, provides access to the living room and stairs to the first floor.

LIVING ROOM

3.97m x 4.55m (13' 0" x 14' 11") Double glazed UPVC window to front aspect, carpet flooring, gas radiator.

KITCHEN

2.42m x 4.11m (7' 11" x 13' 6") Fitted kitchen with matching base and wall units providing ample work surface space. There is space and plumbing for an electric oven, washing machine, dishwasher and fridge freezer.

CONSERVATORY

4.24m x 2.89m (13' 11" x 9' 6") A very well presented UPVC conservatory overlooking the garden. Vinyl flooring, power points with space for a dining area and casual seating.

BATHROOM

0.83m x 2.42m (2' 9" x 7' 11") Located on the ground floor, three piece suite comprising of a side panelled bath with shower over, low level W/C and wall mounted hand wash basin. Vinyl flooring with UPVC window.

FIRST FLOOR

LANDING

0.82m x 1.18m (2' 8" x 3' 10") Carpet flooring providing access to;

BEDROOM ONE

3.06m x 4.55m (10' 0" x 14' 11") Large double bedroom with two cupboards, carpet flooring, UPVC window to front aspect and gas radiator.

BEDROOM TWO

2.84m x 3.35m (9' 4" x 11' 0") Double bedroom to rear aspect, laminate flooring, gas radiator, UPVC window to rear aspect.

BEDROOM THREE

2.46m x 2.56m (8' 1" x 8' 5") A well proportioned single, laminate flooring, UPVC window to rear aspect and gas radiator.

EXTERIOR

DRIVEWAY

Parking for two to three cars with double gated access to the side/rear of the property.

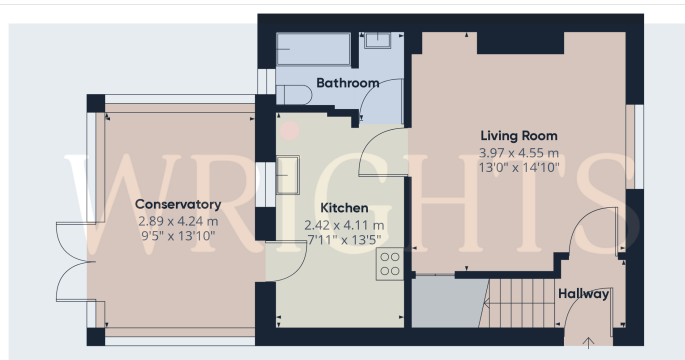
GARDEN

South facing garden with patio area adjacent to the property, mainly laid to lawn with a garden shed to the rear.

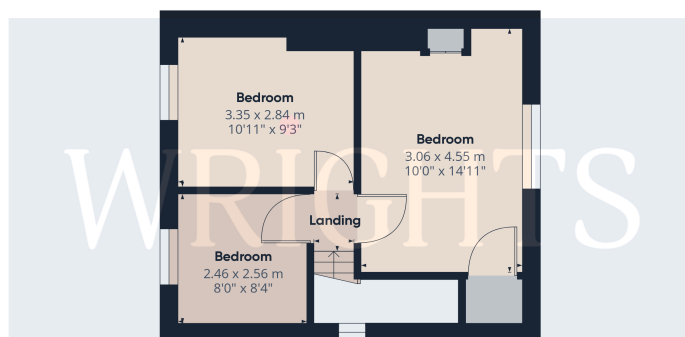
ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Floor 0



Floor 1

WRIGHTS

Approximate total area*
80.82 m²
869.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	