



Hawthornes, Hatfield, Hertfordshire. AL10 9DF

- CHAIN FREE
- THREE BEDROOM
- MID TERRACE FAMILY HOME
- CUL-DE-SAC LOCATION
- SPACIOUS KITCHEN / DINER
- FULLY DOUBLE GLAZED
- LARGE GARDEN TO REAR
- EXCELLENT ROAD LINKS VIA A1(M), M25 & A414
- CLOSE TO A NUMBER OF GOOD SCHOOLS
- POTENTIAL TO EXTEND (S.T.P.P)



PROPERTY DESCRIPTION

CHAIN FREE Wrights are delighted to offer this well presented Three Bedroom Mid Terraced family home providing spacious living accommodation. The property is ideally located close to the re-developed Hatfield Rise area and is within walking distance to good schooling and amenities.

The ground floor accommodation comprises of a spacious entrance hallway that gives access to all ground floor accommodation and stairs to the first floor. The living room is a well proportioned room benefitting from plenty of natural light. The kitchen/diner overlooks the properties garden and consists of matching base and wall units providing ample work surface space. There is space and plumbing for a washing machine, gas oven and fridge freezer. In addition there is also ample space for a dining table.

The first floor consists of two spacious double bedrooms with built in wardrobes to the master. In addition there is a well proportioned third. The family bathroom is finished to a high standard and is fully tiled throughout. There is a side panelled bath with shower over, vanity hand wash basin and w/c.

This property further benefits from a large garden to the rear, communal parking bays to the front and also has the potential to turn the front garden into a driveway subject to the necessary permissions and consents.



GROUND FLOOR

HALLWAY

1.65m x 3.91m (5' 5" x 12' 10")

LIVING ROOM

4.10m x 3.33m (13' 5" x 10' 11")

KITCHEN / DINER

5.70m x 2.79m (18' 8" x 9' 2")

FIRST FLOOR

LANDING

2.10m x 1.53m (6' 11" x 5' 0")

BEDROOM ONE

3.43m x 3.80m (11' 3" x 12' 6")

BEDROOM TWO

3.41m x 2.99m (11' 2" x 9' 10")

BEDROOM THREE

2.87m x 2.37m (9' 5" x 7' 9")

BATHROOM

2.37m x 1.69m (7' 9" x 5' 7")

EXTERIOR

GARDEN

(to front and rear)

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Current rental income of - £1,700 pcm

Electrical Safety Certificate (5yr EICR) - Valid September 2028

Gas Safety Certificate - Valid until September 2024

(all information has been provided to us and should be verified by your legal representative).

**Marketing Photos taken prior to current tenants occupation (June 2023)



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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