

WRIGHTS



3 Scholars Walk, Hatfield, Hertfordshire AL10 8ST

£300,000 - Freehold

Property Summary

Wrights are delighted to welcome to the market this CHAIN FREE THREE BEDROOM FAMILY HOME for those looking to put their own mark on a home. The property benefits from double glazing and gas heating, spacious lounge, fitted kitchen and bathroom, front and rear gardens. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- LIVING ROOM/DINER
- FITTED KITCHEN
- FRONT & REAR GARDENS
- DOUBLE GLAZING
- GAS HEATING TO RADIATORS
- CLOSE TO GOOD LOCAL SCHOOLS
- VIEWING COMES HIGHLY RECOMMENDED



Room Descriptions

GROUND FLOOR ACCOMMODATION

Lobby

Stairs leading to first floor landing, doors leading off to:

Living Room

13' 11" x 14' 3" (4.24m x 4.34m) Rear aspect double glazed window and matching door leading to rear garden, fitted radiator, feature fireplace with coal effect gas fire and marble hearth with back boiler.

Kitchen

8' 4" x 10' 0" (2.54m x 3.05m) Front aspect double glazed window. Range of matching wall and base units with work tops over incorporating one and half bowl sink unit. Space for appliances, alcove for storage.

FIRST FLOOR ACCOMMODATION

First floor landing

Front aspect double glazed window. Airing cupboard, doors leading off to:

Bedroom

10' 5" x 12' 6" (3.17m x 3.81m) Rear aspect double glazed window, fitted radiator.

Bedroom

8' 2" x 8' 6" (2.49m x 2.59m) Front aspect double glazed window, stair bulkhead.

Bedroom

6' 5" x 10' 4" (1.96m x 3.15m) Rear aspect double glazed window, fitted radiator, loft access.

Family Bathroom

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising panel enclosed bath, low flush WC, pedestal wash hand basin. Complementary tiling and wood cladding to splashbacks.

EXTERIOR

Rear garden

Mainly laid to lawn with patio area and perimeter fencing.

Front Garden

Mainly laid to lawn with pathway to property with storage shed and private access to rear garden.

ADDITIONAL INFORMATION

AGENTS NOTES

Council Tax Band: C

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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