



WRIGHTS



87 Lemsford Road, Hatfield, Hertfordshire AL10 0DZ

Offers in Excess of £410,000 - Freehold

Property Summary

CHAIN FREE Wrights are please to bring to market a Three Bedroom, Semi Detached Family Home with Large Driveway and Garage. The property offers the new owner plenty of scope to create their new home and the potential to extend STTP. The property comprises of entrance hallway, living room, kitchen, three well proportioned bedrooms and a family bathroom.

The ground floor accommodation offers a welcoming hallway, spacious living room with feature fireplace and bay window. The kitchen overlooks the garden and has matching base and wall units, there is space and fittings for an electric oven, washing machine and fridge freezer.

The first floor provides three bedrooms and a family bathroom consisting of a side panelled bath with electric shower and a vanity unit housing the hand wash basin and W/C.

The gardens are located to the front and rear of the house, the back garden has a patio area adjacent to the property and a large area laid to lawn with mature bushes. The drive can accommodate a number of cars and runs down the side of the property to the garage.

Features

- CHAIN FREE
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- WITHIN EASY REACH OF TOWN CENTRE & TRAIN STATION
- DRIVEWAY FOR MULTIPLE CARS
- GARAGE
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO EXCELLENT SCHOOLS & SHOPPING CENTRE

Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

1.66m x 3.94m (5' 5" x 12' 11") Carpet flooring, gas radiator providing access to all ground floor accommodation and stairs to the first floor.

LIVING ROOM

2.81m x 4.64m (9' 3" x 15' 3") Carpet flooring, gas radiator with feature fireplace and bay window to the front aspect.

KITCHEN

2.72m x 4.18m (8' 11" x 13' 9") Tiled flooring with matching base and wall units, space and fittings for an electric oven, fridge freezer and washing machine. UPVC window and door leading to the garden.

FIRST FLOOR

LANDING

1.03m x 2.29m (3' 5" x 7' 6") Carpet flooring, UPVC window to side aspect, providing access to;

BEDROOM ONE

2.65m x 4.40m (8' 8" x 14' 5") (to max dimensions) Spacious double bedroom with large UPVC window to front aspect, carpet flooring and gas radiator.

BEDROOM TWO

2.64m x 3.10m (8' 8" x 10' 2") Double bedroom with UPVC window to rear aspect, carpet flooring, gas radiator and cupboard.

BEDROOM THREE

1.84m x 2.15m (6' 0" x 7' 1") Single bedroom with UPVC window to front aspect, carpet flooring and gas radiator.

BATHROOM

1.80m x 2.21m (5' 11" x 7' 3") Partially tiled, comprising of a side panelled bath with electric shower, hand wash basin and W/C with vanity unit. Frosted UPVC window to rear aspect and gas radiator.

EXTERIOR

DRIVEWAY

Driveway parking to front and side of property that can accommodate a number of cars.

GARDEN

There are gardens to the front and back. A patio area is adjacent to the property to the rear and leads to a spacious garden area to the back.

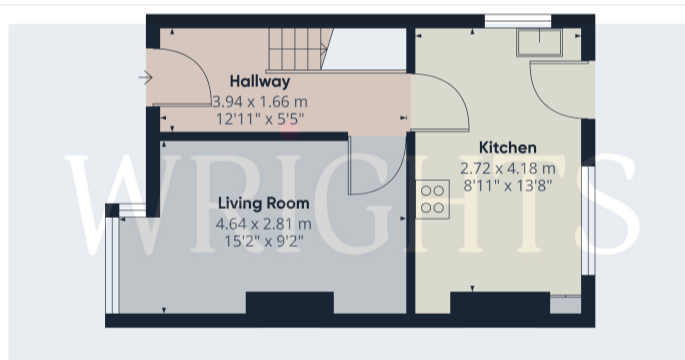
GARAGE

ADDITIONAL INFORMATION

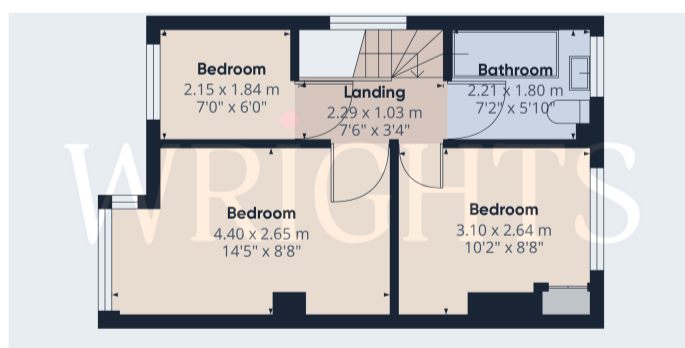
Property Details

Council Tax Band - D

5yr Electrical Installation Certificate (EICR) - Valid Until Jul 2025



Floor 0



Floor 1

WRIGHTS

Approximate total area^a
60.48 m²
651.01 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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	

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