



4 Cotswolds, Hatfield, Hertfordshire AL10 8JR

Guide Price £395,000 - Freehold

Property Summary

**\*\*CHAIN FREE\*\*** Wrights are delighted to bring to market a FOUR BEDROOM, TWO RECEPTION mid terraced family home. The property offers fantastic living space and further benefits from a spacious South Facing Garden and could be extended STPP. Viewing is Highly Recommended.

This four-bedroom mid terraced property comprises of an entrance hall, living room, dining room and kitchen on the ground floor. The first-floor accommodation consists of four bedrooms, two doubles and two singles, a family bathroom and separate W/C.

The South Facing Garden to the rear has a patio area adjacent to the property, steps lead up to an area that is laid to lawn and there is space for a shed to the rear.

The property is ideally located in a quiet cul de sac within walking distance to a great choice of schools, local shops and Hatfield University.

Features

- CHAIN FREE
- MID TERRACE FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS
- POTENTIAL TO EXTEND (S.T.P.P)
- CUL-DE-SAC LOCATION



Room Descriptions

GROUND FLOOR

HALLWAY

1.83m x 2.73m (6' 0" x 8' 11")  
Double Glazed door to front, Vinyl flooring, fitted radiator and stairs to first floor.

LIVING ROOM

3.32m x 3.33m (10' 11" x 10' 11")  
Double glazed window to front aspect, carpet flooring and radiator.

DINING ROOM

4.29m x 2.49m (14' 1" x 8' 2")  
Double glazed French Doors leading to the garden, carpet flooring and radiator.

KITCHEN

2.32m x 3.56m (7' 7" x 11' 8")  
Fitted kitchen with matching base and wall units, vinyl flooring, radiator and double glazed window. There is space and fittings for a gas oven, washing machine and fridge freezer.

FIRST FLOOR

LANDING

2.84m x 1.00m (9' 4" x 3' 3")  
Carpet flooring and doors providing access to;

BEDROOM ONE

3.35m x 3.30m (11' 0" x 10' 10")  
A well proportioned double bedroom with double glazed window to the front aspect, cupboard storage space, carpet flooring, radiator and access to the loft.

BEDROOM TWO

2.92m x 3.12m (9' 7" x 10' 3")  
A double bedroom with double glazed window to the front aspect, carpet flooring and radiator.

BEDROOM THREE

2.37m x 2.51m (7' 9" x 8' 3")  
A comfortable single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

BEDROOM FOUR

1.92m x 2.21m (6' 4" x 7' 3")  
A single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

BATHROOM

1.68m x 1.41m (5' 6" x 4' 8")  
Bathroom comprises of a side panelled bath with shower over, pedestal hand wash basin, double glazed window, tiled walls with vinyl flooring and radiator.

SEPARATE W/C

0.82m x 1.45m (2' 8" x 4' 9")  
W/C with vinyl flooring and frosted window.

EXTERIOR

GARDENS

A spacious South Facing Garden to rear of property with a patio area adjacent to the property, steps leading up to an area laid to lawn and space for a garden shed to the rear.

STORE CUPBOARD

Large external store cupboard located to the front of the property.

SIDE ACCESS

The property benefits from a shared access that provides a direct route to the rear of the property.

ADDITIONAL INFORMATION

PROPERTY DETAILS

Council Tax Band - D

