



75 Haseldine Meadows, Hatfield, Hertfordshire AL10 8HA

Guide Price £375,000 - Freehold



Property Summary

Wrights are delighted to offer to market a generously proportioned three bed mid terraced family home. The property comprises of an entrance hall, spacious lounge/diner, fitted kitchen, three spacious bedrooms, family shower room and ground floor W/C.

The property benefits from a spacious entrance hall, which in turn provides access to the lounge which is a generous size and benefits from plenty of natural light. The kitchen comprises a range of matching base and eye level units with ample storage and work surface space. Fitted items include an electric oven, gas hob and dishwasher while there is space and fittings for a washing machine and space for fridge/freezer. Finishing off the downstairs accommodation is a W/C with hand wash basin.

The first floor is home to three well-proportioned bedrooms, two of which are large doubles with built in wardrobes and the family shower room. The shower room is fully tiled and comprises of a large shower, W/C and a pedestal hand wash basin.

The properties garden is South Facing with rear access provided by garden gate. There is a paved patio area adjacent to the house and mature flower beds. There is a residential parking permit scheme in operation for the area with a number of resident bays plus roadside parking.

Features

- MID TERRACE FAMILY HOME
- THREE BEDROOM
- LARGE LIVING/DINING ROOM
- GENEROUS BEDROOM SIZES
- SOUTH FACING GARDEN
- NEW WINDOWS FITTED 2021
- NEW FUSE BOARD FITTED 2023
- CLOSE TO GOOD SCHOOLING
- GREAT TRANSPORT LINKS VIA A1(M), M25 & A414
- HATFIELD TRAIN STATION SERVING LONDON IN 22 MINS

Room Descriptions

GROUND FLOOR

HALLWAY

1.77m x 4.04m (5' 10" x 13' 3") A welcoming hallway, carpet flooring and gas radiator, providing access to all ground floor accommodation and stairs to the first floor.

KITCHEN

2.53m x 2.86m (8' 4" x 9' 5") Matching base and wall units providing ample work surface space, fitted items include an electric oven, gas hob, integrated dishwasher while there is space and fittings for a fridge freezer and washing machine.

LOUNGE / DINER

4.78m x 6.24m (15' 8" x 20' 6") A well proportioned room benefitting from plenty of natural light, this room can be configured in multiple layouts and has ample space for a dining table.

GROUND FLOOR W/C

0.80m x 1.44m (2' 7" x 4' 9") Vinyl flooring with a UPVC window to the front aspect, comprises of a W/C and hand wash basin.

UTILITY ROOM

1.55m x 1.55m (5' 1" x 5' 1") A small utility / storage area located to the rear provides additional space for a tumble dryer and additional fridge/freezer.

FIRST FLOOR

LANDING

1.78m x 4.05m (5' 10" x 13' 3") Carpet flooring providing access to all first floor accommodation;

BEDROOM ONE

2.71m x 4.08m (8' 11" x 13' 5") A large double bedroom benefitting from ample built in wardrobes, large UPVC window to the rear aspect, gas radiator and carpet flooring.

BEDROOM TWO

2.66m x 4.17m (8' 9" x 13' 8") A well proportioned double to the front aspect. Built in wardrobes, a large UPVC window, gas radiator and carpet

BEDROOM THREE

2.00m x 3.00m (6' 7" x 9' 10") A comfortable single that can accommodate a single bed and additional furniture. Carpet flooring, gas radiator and UPVC window.

SHOWER ROOM

1.71m x 2.00m (5' 7" x 6' 7") Fully tiled shower room with spacious shower cubicle, vanity hand wash basin and low level W/C.

EXTERIOR

GARDEN

South Facing Garden with patio area adjacent to the property and mature flower beds and gated access to the rear.

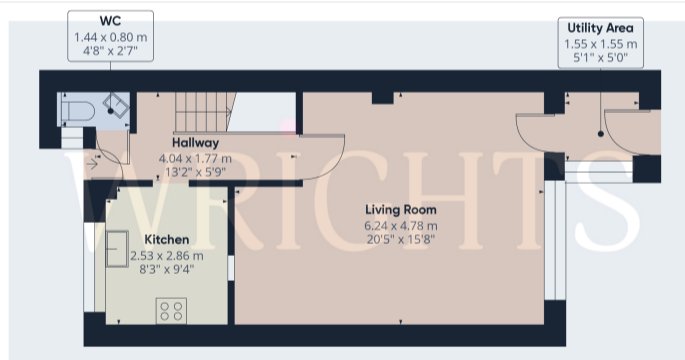
PARKING

Communal parking bays with additional roadside parking for resident permit holders.

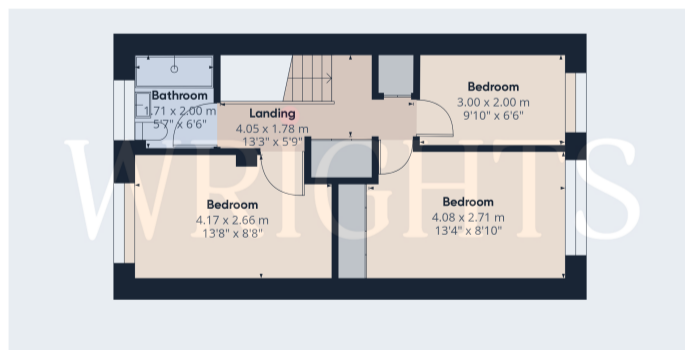
ADDITIONAL INFORMATION

Property Details

Council Tax Band - D



Floor 0



Floor 1

WRIGHTS

Approximate total area**
83.99 m²
904.07 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.

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