

4 Bedroom(s), Detached House, Freehold

Roxbury Drive, Hatfield.



- Four Bedroom Detached House
- Modern Kitchen Diner
- Family Bathroom
- Garage and Driveway

- Downstairs WC
- Summer House with Bar Area
- Close to Schools and Amenities
- Well Presented Throughout

£320,000
For Sale

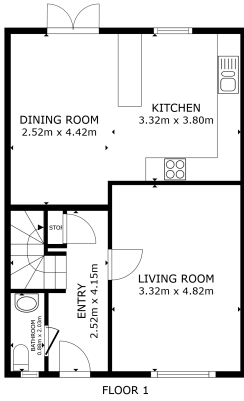
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 33.0 m² FLOOR 2: 51.8 m²
TOTAL: 84.8 m²

Matterport

Hallway



Downstairs WC



Living Room



Kitchen Diner

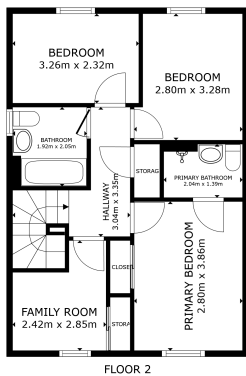


Bedroom



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 31.6 m² FLOOR 2: 51.8 m²
TOTAL: 133.4 m²

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Bedroom



En-suite



Bedroom



Bathroom



Back Garden



External

Front Aspect



Summer House



Property Information

Council Tax band: D

Utilities: mains gas, mains electric and mains water

Water meter: Yes, outside front of property

Average annual electric: £1250

Average annual Gas: £638

Average annual water: £370

Tenure: freehold

Solar panels: No

Space heating system: No

Approximate heating system installation date: 2021

Boiler location: kitchen

Approximate electric system installation: 2021

Approximate electric system test date: 2021

Fires/heaters: gas central heating

Permanent loft ladder: No

Loft insulation: Yes

Loft boarded out: partial

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	