



4 Scholars Walk, Hatfield, Hertfordshire AL10 8ST

Offers in Excess of £335,000 - Freehold

Property Summary

*** CHAIN FREE *** OPEN DAY on Saturday 4th of January - by appointment only ***. Wrights are delighted to bring to market a spacious Four Bedroom, Two Reception Mid Terraced Family Home with additional utility area.

The ground floor accommodation comprises of a spacious living room with large bay window, separate dining room situated off the fitted kitchen. Further benefits on this floor is a spacious utility.

The first floor consists of four bedrooms, two are large doubles while two are well proportioned singles. The family bathroom is a two piece with side panelled bath and vanity hand wash basin while there is a separate W/C.

The garden has a patio area adjacent to the property, is mainly laid to lawn and there is space for a shed to the rear.

Features

- CHAIN FREE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY AREA
- MID TERRACE FAMILY HOME
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- CLOSE TO GOOD LOCAL SCHOOLING



Room Descriptions

GROUND FLOOR

HALLWAY

1.77m x 3.10m (5' 10" x 10' 2") Accessed via the front door, provides access to the living room, kitchen and provides stairs to the first floor. Carpet flooring and gas radiator.

LIVING ROOM

2.53m x 3.41m (8' 4" x 11' 2") Located to the front of the property with a large bay window, carpet flooring, UPVC Window and gas radiator, doorway leading to;

DINING ROOM

2.64m x 3.52m (8' 8" x 11' 7") Accessed via the living room or kitchen, large UPVC window to rear aspect, carpet flooring, built in cupboards, gas radiator and doorway leading to;

KITCHEN

2.61m x 4.16m (8' 7" x 13' 8") Matching base and wall units providing ample work surface space, there is space and plumbing for a washing machine, gas oven and fridge freezer. UPVC window and door leading out to the garden.

UTILITY ROOM

2.38m x 3.19m (7' 10" x 10' 6") Accessed via a separate door at the front providing additional storage with carpet flooring and power points.

FIRST FLOOR

LANDING

0.91m x 2.88m (3' 0" x 9' 5") Carpet flooring leading to;

BEDROOM ONE

3.15m x 3.44m (10' 4" x 11' 3") Double bedroom with built in wardrobe, carpet flooring, gas radiator and UPVC window to the front aspect.

BEDROOM TWO

3.16m x 3.38m (10' 4" x 11' 1") Double bedroom, carpet flooring, gas radiator and UPVC window to the front aspect.

BEDROOM THREE

2.40m x 2.63m (7' 10" x 8' 8") A well proportioned single bedroom, carpet flooring, gas radiator and UPVC window to the rear aspect.

BEDROOM FOUR

2.39m x 2.62m (7' 10" x 8' 7") A single bedroom, carpet flooring, gas radiator and UPVC window to the rear aspect.

BATHROOM

1.64m x 1.65m (5' 5" x 5' 5") Part tiled with a side panelled bath with shower over, vanity hand wash basin with vinyl flooring, gas radiator and frosted UPVC window to the rear aspect.

SEPARATE W/C

1.03m x 1.64m (3' 5" x 5' 5") Part tiled with low level W/C, vinyl flooring and frosted UPVC window to the rear aspect.

EXTERIOR

GARDEN

Patio area adjacent to the property, mainly laid to lawn with fenced borders.

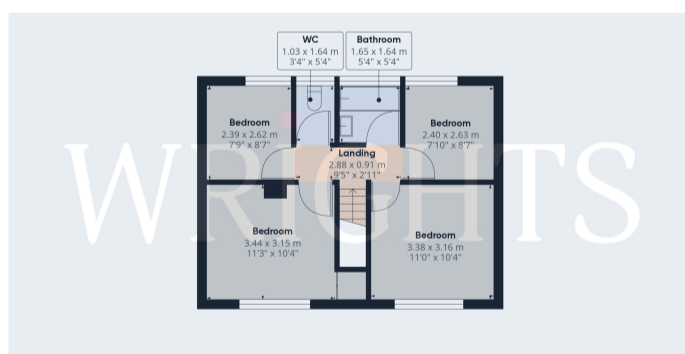
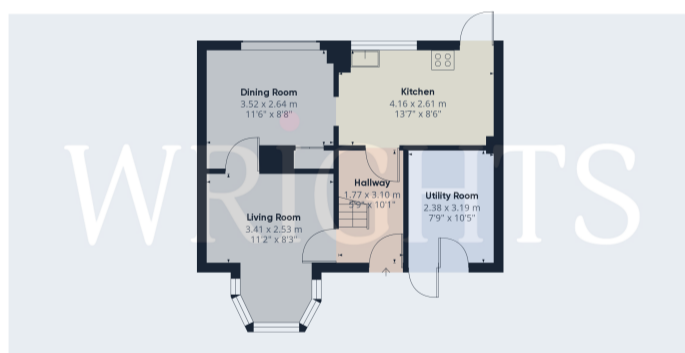
ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Gas Safety Certificate - Valid Until 16/04/2025

5yr Electrical Safety Certificate (EICR) - Valid Until 20/10/2025



WRIGHTS

Approximate total area*
88.97 m²
957.67 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(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	