



17 Deerswood Avenue, Hatfield, Hertfordshire AL10 8RX

Guide Price £375,000 - Freehold

Property Summary

*****CHAIN FREE***** Wrights are delighted to welcome to the market this THREE BEDROOM FAMILY HOME ideally located close to the Town Centre and just a mile from Hatfield Train Station. The property will make a perfect home for the right person and benefits from DRIVEWAY PARKING.

The ground floor accommodation consists of a modern fitted kitchen looking out to the front of the property and a well proportioned lounge overlooking the garden. The first floor offers three bedrooms, two of which can accommodate a double bed and a family bathroom.

Externally the property benefits from driveway parking for one car to the front and mature enclosed garden to the rear.

We highly recommend an internal viewing to appreciate all this house has to offer.

Features

- CHAIN FREE
- THREE BEDROOM
- MID TERRACE FAMILY HOME
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE
- 1 MILE TO HATFIELD TRAIN STATION

Via double glazed entrance door with matching sidelight window.
Laminate flooring, stairs leading to first floor and doors leading to the ground floor accommodation.

Matching base and wall units providing ample work surfaces and storage. There is space and plumbing for a washing machine, fridge freezer and electric oven. Laminate flooring and UPVC window to the front aspect.

A well proportioned space that can be configured in multiple formats. Located to the rear of the property overlooking the garden. Laminate flooring, gas radiator and UPVC window and doors leading out to the rear.

A comfortable space providing access to;

Double bedroom with built in wardrobes, laminate flooring, gas radiator and UPVC window to the rear aspect.

Double bedroom to the front aspect, laminate flooring, gas radiator and UPVC window.

Single bedroom to rear aspect, laminate flooring, gas radiator and UPVC window.

Partially tiled three piece suite comprising of a side panelled bath with electric shower, pedestal hand wash basin and W/C. Frosted window and Vinyl flooring.

Driveway parking for one car to the front of the property.

Located to the rear with gated access via an alley. Patio area adjacent to the property and mainly laid to lawn.

Council Tax Band - C

****Disclaimer - Marketing photos were taken in 2022 prior to the current tenants occupation. While our best efforts have been made for accuracy, there may be signs of wear and tear.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	85
(92+) A			
(81-91) B			
(69-80) C			
(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