



19 Garden Avenue, Hatfield, Hertfordshire AL10 8LL

Guide Price £385,000 - Freehold

Property Summary

We are delighted to offer for sale this beautifully presented three bedroom end of terrace family home. The property benefits from double glazing and gas heating to radiators. Fully fitted kitchen with appliances including dishwasher, tumble dryer, fridge/freezer and cooker. The property has undergone major cosmetic work and has been extremely well maintained by current owner. We highly recommend an internal inspection at your earliest convenience.

Hatfield is a town with a real community feel and an eclectic mix of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles.

Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Modern living with a village feel, great commuter links, Great commuter links, Hatfield to London Kings Cross in less time than 30 mins. Green open spaces and vibrant local amenities. These are homes that really do tick all the boxes.

Features

- END OF TERRACE
- THREE BEDROOMS
- FITTED KITCHEN
- FITTED APPLIANCES
- LOUNGE
- FAMILY BATHROOM
- DOUBLE GLAZED
- GAS HEATING TO RADIATORS
- REAR ENCLOSED GARDEN
- GUEST CLOAKROOM

Room Descriptions

GROUND FLOOR

HALLWAY

Via double glazed entrance door, front aspect double glazed obscure window, fitted radiator, understairs cupboard, laminate wood flooring, stairs to first floor landing, doors off to:

DOWNSTAIRS CLOAKROOM/SHOWER ROOM

Side aspect double glazed obscure window, low flush WC, wash hand basin, heated towel rail, Shower cubicle with tiling to splashbacks, tiled flooring.

LOUNGE

9' 4" x 9' 7" (2.84m x 2.92m) Double glazed French doors to rear, laminate wood flooring, fitted radiator.

KITCHEN

10' 1" x 13' 2" (3.07m x 4.01m) Dual aspect double glazed windows. Range of matching wall and base units with rolled edge worksurfaces over incorporating stainless steel single drainer sink unit with mixer taps. Fitted appliances including oven with 4 ring gas hob over and extractor fan, dishwasher, washing machine and tumble dryer, fridge/freezer.

Laminate wood flooring, built in cupboard, fitted radiator, complementary tiling to splashbacks.

BEDROOM

9' 4" x 9' 7" (2.84m x 2.92m) Front aspect double glazed window, fitted radiator, laminate wood flooring, fitted wardrobes.

FIRST FLOOR

FIRST FLOOR LANDING

Side aspect double glazed window, loft access, doors leading off to:

BEDROOM

8' 8" x 13' 8" (2.64m x 4.17m) Front aspect double glazed windows, laminate wood flooring, fitted radiator, fitted wardrobes, built in cupboard.

BEDROOM

10' 7" x 10' 11" (3.23m x 3.33m) Rear aspect double glazed window, fitted radiator, laminate wood flooring, built in wardrobes.

BATHROOM

Side aspect double glazed obscure window, 3 piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below, low level WC, heated towel rail.

EXTERIOR

REAR GARDEN

Patio area with mature shrubs and plants to borders, lawned area.

ADDITIONAL INFORMATION

PROPERTY DETAILS

Council Tax Band: C

AGENT INFORMATION

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we can conclude negotiations:

1. Written 'Confirmation of Offer' via email.
2. Proof of identification of all parties purchasing the property.
3. Proof of Deposit.
4. A copy of your Decision in Principle (for your mortgage)

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	