



23 Oaklands Wood, Hatfield, Hertfordshire AL10 8LU

£400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE MODERN TWO BEDROOM SEMI DETACHED STARTER HOME situated in a quiet cul de sac and offering easy access to Hatfield Town centre. The property benefits from a fully fitted kitchen, downstairs cloakroom, spacious lounge/diner to the ground floor accommodation and on the first floor consists of two double bedrooms one with recently refurbished en-suite facilities and a recently refurbished family bathroom for all to enjoy. The property also benefits from new carpets and new patio doors and its own driveway offering off street parking for two cars and a private enclosed rear garden accessed via gated side access. We highly recommend an internal inspection at your earliest convenience to appreciate this lovely home.

Hatfield is a town with a real community feel and an array 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.

Features

- CHAIN FREE
- SEMI DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- DRIVE FOR TWO CARS
- ENCLOSED REAR GARDEN
- REFURBISHED
 BATHROOM/SHOWER ROOM

Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway

Via Part double glazed entrance door, laminate wood flooring, stairs to first floor landing, cupboard, doors leading off to:

Downstairs Cloakrooms

Front aspect double glazed frosted glass window, low flush WC, wash hand basin, laminate wood flooring, complementary tiling to splashbacks.

Kitchen

6' 6" x 9' 9" (1.98m x 2.97m) Front aspect double glazed window. Range of matching wall and base units with work surfaces over incorporating sink unit with mixer taps. Fitted oven and hob with extractor fan over, space for further appliances, complementary tiling to splashbacks, Tiled flooring.

Lounge/Diner

13' 0" x 14' 5" (3.96m x 4.39m) Rear aspect double glazed French doors leading to rear garden. Laminate wood flooring, fitted radiator. Storage cupboard.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Via stairs from ground floor, doors leading off to:

Bedroom One

9' 0" x 10' 9" (2.74m x 3.28m) Rear aspect double glazed window, fitted radiator, built in wardrobes, built in cupboard, door leading to:

En Suite

Rear aspect double glazed frosted glass window. Shower cubicle, wash hand basin, low flush WC, complementary tiling to splashback areas. Tiled flooring.

Bedroom Two

8' 7" x 13' 1" (2.62m x 3.99m) Front aspect double glazed window, Fitted radiator

Family Bathroom

Three piece bathroom suite comprising of panel enclosed bath, pedestal wash hand basin, low flush WC, complementary tiling to splashbacks. Tiled flooring.

EXTERNAL

Rear Garden

Lawned area with patio adjacent to property. Perimeter fencing, hardstanding for garden shed.

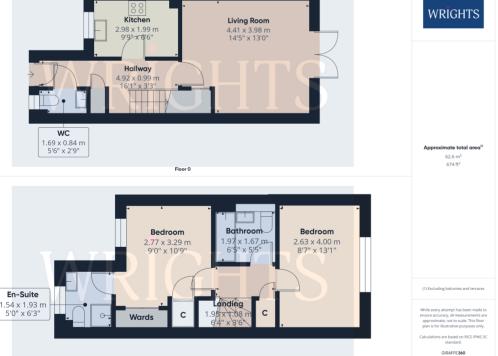
Front Garden

Small shingle area with block paved driveway allowing for off street parking for two vehicles.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: D EPC Rating: D







Energy Efficiency Rating

