



WRIGHTS



15 Brain Close, Hatfield, Hertfordshire AL10 8BT

Guide Price £400,000 -

Property Summary

Wrights of Hatfield are delighted to offer to the market this well presented and maintained THREE BEDROOM FAMILY HOME currently used as an Air RNB and we highly recommend an internal inspection at your earliest convenience to appreciate this fantastic home. Benefits include Double glazing, good sized lounge and Kitchen/diner and is offered CHAIN FREE.

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
- THREE BED FAMILY HOME
- FITTED KITCHEN/DINER
- LOUNGE
- DOWNSTAIRS CLOAKS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- FITTED BATHROOM
- WELL APPOINTED THROUGHOUT

Room Descriptions

GROUND FLOOR

Entrance Hall

1.68m x 2.80m (5' 6" x 9' 2") Via part double glazed door leading to a spacious reception area, wood effect flooring, side aspect double glazed window, fitted radiator, various storage cupboards, open tread staircase leading to first floor, doors leading off to:

Downstairs Cloakroom

0.88m x 1.37m (2' 11" x 4' 6") Front aspect double glazed opaque window. Low flush WC, wash hand basin with vanity unit below. Fully tiled walls, wood effect flooring.

Lounge

3.42m x 4.10m (11' 3" x 13' 5") Rear aspect double glazed window overlooking garden. Wood effect flooring, fitted radiator, attractive ornate fire surround, glazed door leading to:

Kitchen/Diner

3.51m x 5.96m (11' 6" x 19' 7") Kitchen Area: Front aspect double glazed window. Range of modern wall and base units complemented by attractive worktops incorporating sink unit with mixer taps, space for appliances, wood effect floor, complementary tiling to splashback areas. Breakfast bar, open aspect to:

Dining Area: Rear aspect double glazed window with matching door leading to garden. Wood effect flooring, fitted radiator, door to lounge.

FIRST FLOOR

First floor landing

0.92m x 2.52m (3' 0" x 8' 3") via open tread stairs from ground floor. Built in cupboards, doors leading off to

Bedroom One

2.94m x 4.11m (9' 8" x 13' 6") Rear aspect double glazed window. Wood effect flooring, fitted radiator.

Bedroom Two

2.42m x 4.13m (7' 11" x 13' 7") Rear aspect double glazed window, fitted radiator, wood effect flooring. Door leading to:

Bedroom Three

1.62m x 2.61m (5' 4" x 8' 7") Rear aspect double glazed window, wood effect flooring, fitted radiator.

Bathroom

1.74m x 2.36m (5' 9" x 7' 9") Front aspect double glazed opaque window. Three piece bathroom suite comprising of panel enclosed bath with hand held shower attachment over and hand rail. Low flush WC, wash hand basin with vanity unit below, heated towel rail, fully tiled walls and floor.

EXTERNAL

Rear Garden

Enclosed private rear garden consisting of gravelled area to rear, decking area for entertaining complemented by perimeter fencing.

