



8 Cotswolds, Hatfield, Hertfordshire AL10 8JR

Guide Price £399,950 - Freehold

Property Summary

Well presented FOUR BEDROOM, TWO RECEPTION, Mid Terraced Family Home in a Cul-De-Sac Location close to a number of good schools and local amenities.

This property has been well maintained throughout and offers two well proportioned reception rooms, a fitted kitchen with utility space, four bedrooms, family bathroom with separate W/C. Externally the property has a South Facing Garden to the rear with large patio area adjacent to the property with steps leading up to an area laid to lawn.

The property is ideally located in a quiet cul-de-sac with several schools and shops within walking distance and would be an ideal Family Home.

Viewing comes Highly Recommended.

Features

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MID TERRACE FAMILY HOME
- SOUTH FACING GARDEN
- CUL- DE-SAC LOCATION
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO GOOD LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES





Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

1.83m x 2.73m (6' 0" x 8' 11") Accessed via double glazed door, carpet flooring, gas radiator and stairs leading to the first floor.

LIVING ROOM

3.31m x 3.34m (10' 10" x 10' 11") Benefitting from plenty of natural light via a double glazed window to the front aspect, carpet flooring, gas radiator and double doors leading into the lounge.

DINING ROOM

2.46m x 4.31m (8' 1" x 14' 2") Located to the rear of the property with double glazed window and a door leading out to the garden, carpet flooring, gas radiator and access into the kitchen.

KITCHEN

2.35m x 6.43m (7' 9" x 21' 1") (to max dimensions) Fitted kitchen with matching base and wall units providing ample work surface space, fitted items include an electric oven and hob while there is space and plumbing for a washing machine, fridge freezer and tumble dryer.

FIRST FLOOR

LANDING

1.00m x 2.84m (3' 3" x 9' 4") Carpet flooring and doors providing access to;

BEDROOM ONE

3.30m x 3.35m (10' 10" x 11' 0") Double bedroom to the front aspect, large double glazed window, gas radiator and carpet flooring.

BEDROOM TWO

2.92m x 3.12m (9' 7" x 10' 3") Double bedroom located to the front aspect, double glazed window, carpet flooring and gas radiator.

BEDROOM THREE

1.92m x 3.21m (6' 4" x 10' 6") Single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

BEDROOM FOUR

2.37m x 2.51m (7' 9" x 8' 3") Single bedroom with double glazed window to the rear aspect, carpet flooring and gas radiator.

BATHROOM

1.41m x 1.68m (4' 8" x 5' 6") Tiled throughout comprising of a side panelled bath with electric shower, vanity hand wash basin and radiator.

SEPERATE W/C

0.82m x 1.45m (2' 8" x 4' 9") Tiled throughout with a frosted window.

EXTERIOR

GARDEN

South facing garden to the rear with patio area adjacent to the property, steps leading up to area laid to lawn and fenced boundaries.

PARKING

Roadside resident permit parking

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

(all information has been provided to us and should be verified by your legal representative).

