



12 Hillside, Hatfield, Hertfordshire AL10 8HQ

Guide Price £450,000 - Freehold

Property Summary

CHAIN FREE Wrights are delighted to welcome to the market this versatile Four/Five Bedroom, Two Reception, Two Bathroom Family Home with additional Study. Benefitting from a double storey extension to the rear and situated within close proximity to Hatfield Town Centre and a number of good local schools. Viewing Comes Highly Recommended.

The ground floor accommodation benefits from a welcoming entrance hallway, spacious Lounge, separate dining room, good sized fitted kitchen and well appointed shower room. The first floor accommodation offers versatile living via four spacious bedrooms, a separate dressing room that could also be used as bedroom five and an additional study. There is also a family bathroom and separate W/C.

Externally the property benefits from spacious front and rear gardens.

Features

- Chain Free
- Four/Five Bedrooms
- Additional Study
- Large Lounge
- Separate Dining Room
- Spacious Fitted Kitchen/Diner
- Two Bathrooms
- Enclosed rear garden
- Double Storey Extension
- Close to good local schooling

Room Descriptions

GROUND FLOOR

Hallway

Via part glazed entrance door, fitted radiator, tiled flooring, stairs to first floor, doors off to:

Downstairs Shower Room

Shower, low level WC, wash hand basin.

Lounge

Front aspect double window, wood effect flooring, fitted radiator, fireplace. Doors leading to:

Dining Room

Double glazed French doors leading to rear garden. Wood effect flooring, fitted radiator, Built in storage cupboard.

Kitchen

3.65m x 5.43m (12' 0" x 17' 10") Rear aspect double glazed window and matching door leading to rear garden. Range of matching wall and base units with worktops over with inset polycarbonate sink unit with mixer taps. Space for appliances., tiled flooring, wall mounted radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs from ground floor, loft access, doors leading off to:

Bedroom One

3.33m x 3.34m (10' 11" x 10' 11") Front aspect double glazed window. wood effect flooring, fitted radiator, Shower cubicle.

Bedroom Two

2.68m x 2.75m (8' 10" x 9' 0") Front aspect double glazed window. Wood effect flooring, built in cupboard.

Bedroom Three

1.99m x 3.91m (6' 6" x 12' 10") Rear aspect double glazed window, wood effect flooring, fitted radiator.

Bedroom Four

1.95m x 2.84m (6' 5" x 9' 4") Rear aspect double glazed window, wood effect flooring, fitted radiator.

Dressing Room / Bedroom Five

2.32m x 2.87m (7' 7" x 9' 5") Velux window, wood effect flooring, fitted radiator.

Study

2.33m x 2.34m (7' 8" x 7' 8") Rear aspect double glazed window, fitted radiator.

Family Bathroom

Rear aspect double glazed opaque window. Panel enclosed bath with independent shower unit over, wash hand basin with vanity unit, heated towel rail, fully tiled walls and flooring.

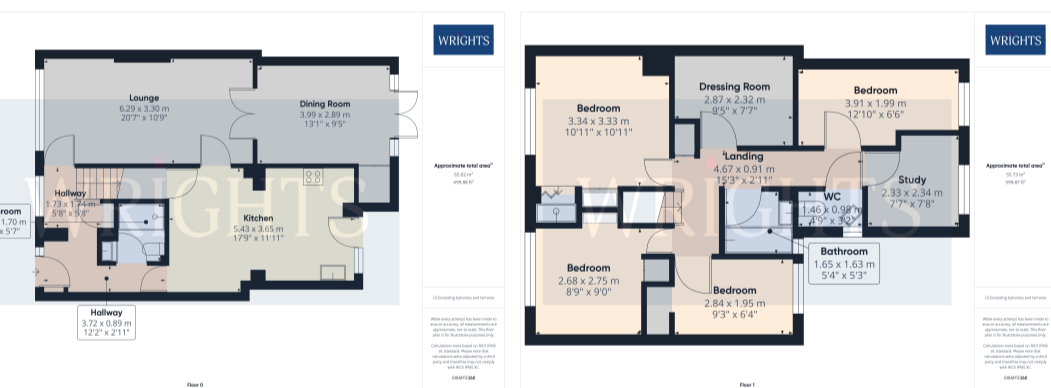
Separate WC

Side aspect double glazed opaque window. Low flush WC, wash hand basin, fully tiled walls. heated towel rail.

EXTERNAL AREA

Rear Garden

Large patio area for entertaining leading to lawned area with mature shrubs and trees complemented by perimeter fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	