



WRIGHTS

6 Broad Acres, HATFIELD, Hertfordshire AL10 9LD

Offers in Excess of £375,000 - Freehold

Property Summary

Wrights are delighted to bring to market CHAIN FREE this Three Bedroom mid terrace family home located in the quiet road of Broad Acres in Hatfield Garden Village. The property is located within the catchment area of Green Lanes School and benefits from Driveway Parking and a generous garden to the rear.

The ground floor accommodation comprises of a porch to its main entrance, a welcoming entrance hallway, a well proportioned living room benefitting from plenty of natural light while there is a modern fitted kitchen overlooking the generous garden to the rear.

The first floor consists of three bedrooms, two double rooms and a comfortable single. The family bathroom is a three piece suite with a side panelled bath with an electric shower, a pedestal hand wash basin and W/C.

The exterior of the property provides private parking via a driveway to the front. A generous garden to the rear where there is a patio area adjacent to the property, mainly laid to lawn with mature shrubs to the border. There is a garden room with decked area and a large shed located to the rear with a secure gate providing access.

Features

- CHAIN FREE
- GARDEN VILLAGE LOCATION
- MID TERRACE FAMILY HOME
- THREE BEDROOM
- DRIVEWAY
- BOILER INSTALLED 2020
- UPVC DOUBLE GLAZING
- CLOSE TO GREEN LANES SCHOOL
- EXCELLENT ROAD LINKS VIA A1(M), M25 & A414
- POTENTIAL TO EXTEND (S.T.P.P)



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Room Descriptions

GROUND FLOOR

PORCH

1.42m x 1.07m (4' 8" x 3' 6") Accessed via a composite door leading to;

HALLWAY

1.69m x 1.89m (5' 7" x 6' 2") Carpet flooring providing access to the living room and stairs to the first floor accommodation.

LIVING ROOM

3.99m x 3.96m (13' 1" x 13' 0") Benefits from plenty of natural light via a large bay window to front aspect. Carpet flooring, gas radiator and small storage cupboard.

KITCHEN / DINER

4.70m x 2.50m (15' 5" x 8' 2") A modern fitted kitchen with matching base and wall units providing ample work surface space. Fitted items include an electric oven with gas hob while there is space and plumbing for a washing machine and fridge freezer.

FIRST FLOOR

LANDING

1.87m x 2.27m (6' 2" x 7' 5") Carpet flooring providing access to;

BEDROOM ONE

2.87m x 3.49m (9' 5" x 11' 5") A large double bedroom to the front aspect. Benefits from a large UPVC bay window, radiator and carpet flooring.

BEDROOM TWO

2.54m x 2.31m (8' 4" x 7' 7") A small double bedroom located to the rear of the property, fitted carpets, gas radiator and UPVC window.

BEDROOM THREE

2.00m x 1.87m (6' 7" x 6' 2") Carpet flooring, radiator and UPVC window.

BATHROOM

1.83m x 1.72m (6' 0" x 5' 8") Part tiled three piece suite comprising of a side panelled bath with electric shower over, freestanding hand wash basin and low level W/C.

EXTERIOR

DRIVEWAY

parking for one car

GARDEN

Patio area adjacent to the property, mainly laid to lawn with mature shrubs to the border. There is a garden room with decked area and a large shed located to the rear with a secure gate providing access.

ADDITIONAL INFORMATION

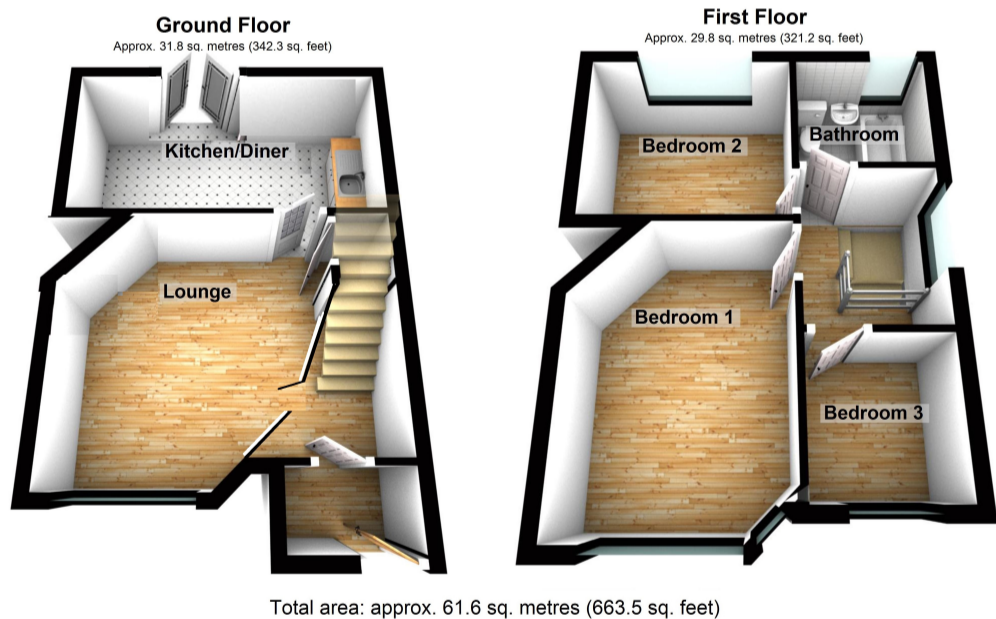
Property Details

Council Tax Band - C

Boiler Installed - 2020

Gas Safety Certificate - Valid Until October 2024

5yr Electrical Safety Certificate (EICR) - Valid Until July 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(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	