



80 Travellers Lane, Hatfield, Hertfordshire AL10 8SF

Offers in Excess of £425,000 - Freehold

### Property Summary

\*\*\*CHAIN FREE\*\*\* A superb opportunity to purchase this highly versatile Extended End of Terrace Property with Driveway. This property can be used as either a Three Bed, Three Reception or a Five Bedroom, One Reception family home with Annex Potential. VIEWING IS HIGHLY RECOMMENDED.

The ground floor accommodation comprises of a large L-Shaped fitted kitchen providing ample work surface space, fitted items include an electric oven with gas hob while there is space and plumbing for a fridge, freezer and washing machine. There is a large living room to the rear of the property with French doors leading to the garden. The lounge and reception rooms are located to the front and could also be used as bedrooms four and five. This also gives the opportunity to convert into an annex. Completing the ground floor is a part tiled three piece bathroom comprising of side panelled bath with electric shower, pedestal hand wash basin and W/C.

The first floor consists of three well proportioned bedrooms and a family bathroom.

The garden is located to the rear, there is a large patio area adjacent to the property and is laid mainly to lawn. To the front there is a driveway that can house multiple cars.

### Features

- CHAIN FREE
- EXTENDED END OF TERRACE
- THREE TO FIVE BEDROOMS
- DRIVEWAY FOR 2/3 CARS
- GREAT SIZE BEDROOMS
- GENEROUS GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO WELL REGARDED SCHOOLS
- HATFIELD TRAIN STATION SERVING LONDON IN 22MINS
- EXCELLENT ROAD LINKS VIA A1(M), M25 & A414





Room Descriptions

# GROUND FLOOR

**KITCHEN**

3.45m x 6.81m (11' 4" x 22' 4") (to max dimensions)

**INNER HALLWAY**

1.00m x 2.96m (3' 3" x 9' 9")

**LIVING ROOM**

3.18m x 4.56m (10' 5" x 15' 0")

**RECEPTION / BEDROOM FOUR**

2.63m x 3.03m (8' 8" x 9' 11") (to max dimensions)

**LOUNGE / BEDROOM FIVE**

3.57m x 2.56m (11' 9" x 8' 5") (to max dimensions)

**BATHROOM**

1.70m x 2.56m (5' 7" x 8' 5")

# FIRST FLOOR

**LANDING**

0.85m x 2.67m (2' 9" x 8' 9")

**BEDROOM ONE**

3.33m x 3.56m (10' 11" x 11' 8")

**BEDROOM TWO**

2.84m x 3.35m (9' 4" x 11' 0") (to max dimensions)

**BEDROOM THREE**

1.88m x 3.71m (6' 2" x 12' 2")

**BATHROOM**

2.55m x 2.50m (5' 1" x 8' 2") (to max dimensions)

# EXTERIOR

**DRIVEWAY**

Suitable for multiple cars.

**GARDEN**

Located to the rear.

# ADDITIONAL INFORMATION

**Property Details**

Council Tax Band - C

Property is currently let as a HMO (House of Multiple Occupancy) achieving £2,331.32 per calendar month and the existing contract expires on 31/07/2024.

\*\*\*\*\*This property is available as an INVESTMENT or RESIDENTIAL purchase\*\*\*\*\*

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	