



12 Feather Dell, Hatfield, Hertfordshire AL10 8DD

Guide Price £375,000 - Freehold

Property Summary

A generous three double bedroom family home offered to the market CHAIN FREE. The property offers a spacious feel throughout and provides the buyer with great versatility. Viewing comes Highly Recommended.

A welcoming hall provides access to all ground floor accommodation. The kitchen comprises a range of matching base and eye level units with work top space over. There is space and plumbing for a washing machine and space for freestanding fridge/freezer while fitted items include an electric oven and gas hob.

The lounge provides great space and versatility and can be configured in multiple layouts while benefitting from plenty of natural light and good views over the garden.

The first floor continues the ample rooms sizes with three generously proportioned bedrooms and a family bathroom. The tiled bathroom comprises of a side panelled bath, a pedestal hand wash basin and w/c.

The split-level South Facing Garden is a good size with a patio area adjacent to the property and space for a garden shed towards the rear of the garden. The garden is laid mainly to lawn with fenced borders.

Features

- CHAIN FREE
- MID TERRACE FAMILY HOME
- THREE DOUBLE BEDROOMS
- SOUTH FACING SPLIT LEVEL GARDEN
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO TRAIN STATION
- POTENTIAL TO EXTEND (S.T.P.P)



Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

1.63m x 4.13m (5' 4" x 13' 7") Carpet flooring, gas radiator providing access to;

KITCHEN

2.88m x 3.27m (9' 5" x 10' 9") Matching base and wall units, fitted items are an electric oven with gas hob while there is space and fittings for a washing machine and fridge freezer. Doorway leading out to the utility area/side access.

LIVING ROOM

3.82m x 5.19m (12' 6" x 17' 0") (to max dimensions) UPVC windows and sliding doors leading to the garden. Carpet flooring, gas radiator.

SIDE ENTRANCE HALLWAY

0.83m x 1.71m (2' 9" x 5' 7") Accessed via the front of the property provides a side route to the rear.

UTILITY AREA / SIDE ACCESS

0.85m x 4.32m (2' 9" x 14' 2") Storage space and route to the garden.

FIRST FLOOR

LANDING

1.65m x 2.34m (5' 5" x 7' 8") Carpet flooring providing access to;

BEDROOM ONE

3.24m x 3.59m (10' 8" x 11' 9") Large double bedroom with two built in cupboards/wardrobes, carpet flooring, gas radiator and large UPVC window to the rear aspect.

BEDROOM TWO

3.62m x 3.97m (11' 11" x 13' 0") Large double bedroom with one built in cupboard/wardrobe, carpet flooring, gas radiator and large UPVC window to the front aspect.

BEDROOM THREE

2.48m x 3.06m (8' 2" x 10' 0") Small double to rear aspect, UPVC window, carpet flooring and gas radiator.

BATHROOM

1.69m x 2.48m (5' 7" x 8' 2") Tiled walls with vinyl flooring, side panelled bath, pedestal hand wash basin and W/C.

EXTERIOR

GARDEN

Split Level South Facing Garden with patio area adjacent to the property and is laid mainly to lawn, with space for a shed to the rear.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

****Marketing photos taken June 2024 - property has now been emptied****



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	