



27 Maryland, HATFIELD, Hertfordshire AL10 8DY

Guide Price £335,000 - Freehold

### Property Summary

A fantastic opportunity to purchase a Two Double Bedroom Mid- Terraced Property benefitting from Garage Parking located to the rear of the garden. This property would be an ideal family home and offers the potential to extend STPP.

The entrance provides access to all ground floor accommodation as well as a staircase to the first floor. The property offers a large dual aspect lounge/diner benefitting from plenty of natural light, a modern kitchen with matching base and wall units with ample storage space. There is space and plumbing for freestanding washing machine. Integrated items include electric oven and gas hob with extractor over.

The first floor features a large master bedroom with dual UPVC windows and built in wardrobes, a second well-proportioned double bedroom, and a family bathroom. The family bathroom comprises of a three-piece suite with side panelled enclosed bath with shower over, pedestal hand wash basin and w/c.

This home further benefits from a large rear garden which is laid to lawn with a large patio adjacent to the house. There is external storage, a workshop and garage that is accessible from the rear of the property.

### Features

- TWO DOUBLE BEDROOM
- MID TERRACE FAMILY HOME
- DUAL ASPECT LOUNGE/DINER
- FITTED KITCHEN
- GARAGE PARKING TO REAR
- GREAT FIRST TIME PURCHASE
- POTENTIAL TO EXTEND (S.T.P.P)
- 0.4 MILES FROM TOWN CENTRE
- 1.1 MILE TO HATFIELD TRAIN STATION
- CATCHMENT AREA FOR GOOD SCHOOLING



## GROUND FLOOR

1.84m x 3.32m (6' 0" x 10' 11") (to max dimensions) A welcoming entrance hallway with carpet flooring, gas radiator and doors leading to;

2.34m x 3.02m (7' 8" x 9' 11") Matching base and wall units providing ample storage and work surface space. Tiled backsplash while there is space and plumbing for a washing machine and a fitted electric oven and hob.

## FIRST FLOOR

## EXTERIOR

Patio area adjacent to the property, exterior store cupboard and gated access to the back which leads to the properties garage.

## ADDITIONAL INFORMATION

Council Tax Band - C



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| <div>  </div>  |  |
| <div> <div> <div></div> <div></div> </div> <div></div> </div>  |  |
| <div> <div>Approximate total area<sup>(1)</sup></div> <div> <div>81.9 m<sup>2</sup></div> <div>882 ft<sup>2</sup></div> </div> </div>  |  |
| <div> <div>Reduced headroom</div> <div> <div>1 m<sup>2</sup></div> <div>11 ft<sup>2</sup></div> </div> </div>  |  |
| <div> <div>(1) Excluding balconies and terraces</div> </div>   |  |
| <div> <div>Reduced headroom</div> <div> <div>Below 1.5 m/5 ft</div> </div> </div>  |  |
| <div> <div> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> </div> <div> <div>QIRAFEE360</div> </div> </div> |  |



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>70</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England, Scotland & Wales**

EU Directive  
2002/91/EC

