



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



Room Descriptions

GROUND FLOOR

HALLWAY

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

LIVING ROOM / DINER

 $3.32m \times 6.46m (10' 11" \times 21' 2")$ A spacious dual aspect living room diner which can be configured in multiple layouts. UPVC windows to front and rear, carpet flooring and gas radiators.

KITCHEN

 $2.34 \text{m} \times 3.02 \text{m}$ (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

LANDING

1.73m x 1.86m (5' 8" x 6' 1") Carpet flooring, doors leading to;

BEDROOM ONE

 $2.71 \,\mathrm{m} \times 4.24 \,\mathrm{m}$ (8' 11" x 13' 11") A large double bedroom benefitting from two UPVC double glazed windows to the front aspect. There are ample built in wardrobes and an additional cupboard. Carpet flooring and gas radiators.

BEDROOM TWO

2.83m x 3.65m (9' 3" x 12' 0") A double bedroom tot he rear aspect, UPVC window, carpet flooring and gas radiator.

BATHROOM

 $1.66m \times 2.34m$ (5' 5" x 7' 8") A three piece suite comprising of a side panelled bath with shower over, pedestal hand wash basin and W/C. Vinyl flooring and frosted UPVC window to the rear aspect.

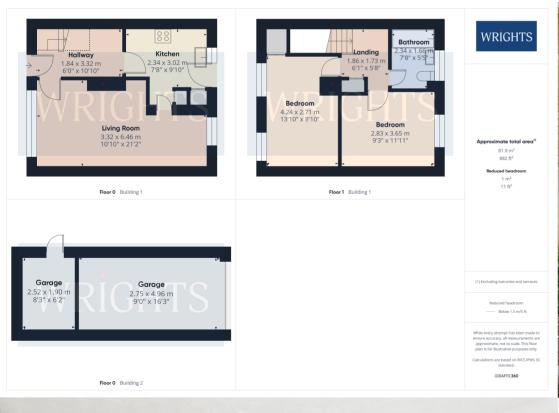
EXTERIOR

GARDEN (to front)

Mature shrubs, pathway leading to the front door and exterior store cupboards.

GARDEN (to rear)

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







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

WRIGHTS

GARAGE

 $2.75m \times 4.96m (9' 0" \times 16' 3")$ The property benefits from a Garage located to the rear of the property with lighting and up and over door.

WORKSHOP

 $1.90 \text{m} \times 2.52 \text{m}$ (6' 3" x 8' 3") Situated off the back of the garage with lighting and power points.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C