



12 Travellers Lane, HATFIELD, Hertfordshire AL10 8SF

Guide Price £395,000 - Freehold



Property Summary

Wrights are delighted to bring to market a spacious Three Bedroom, Two Reception, End of Terraced family home that is well finished throughout. The property benefits from well proportioned rooms and a beautifully finished garden. It is ideally located close to a number of good schools, local shops and has excellent links via road and rail.

Viewing comes Highly Recommended

The property comprises of a welcoming Porch, Lounge overlooking the garden and Dining Area which leads into the dual aspect Kitchen, all of which are versatile areas and can be configured in a number of ways. The kitchen comprises of a range of matching base and eye level units, integrated appliances include electric oven with electric hob while there is additional space for fridge/freezer, tumble dryer and plumbing for washing machine and dishwasher.

The first floor accommodation consists of three good sized bedrooms all of which benefit from built in storage. The family bathroom is a well appointed two piece suite that comprises a side panelled bath and countertop sink with storage below. There is a separate shower cubicle and separate W/C.

The beautifully presented split level garden is nice and secluded with a patio area adjacent to the property with steps leading up to an area laid mainly to lawn. There is an additional decking area to the rear with space for a garden shed. There is potential to extend (STPP).

Features

- WELL PRESENTED FAMILY HOME
• THREE BEDROOM
• END OF TERRACE PROPERTY
• TWO RECEPTION ROOMS
• MODERN KITCHEN & BATHROOM
• SPACIOUS GARDEN TO REAR
• POTENTIAL TO EXTEND (S.T.P.P)
• CLOSE TO TOWN CENTRE
• CLOSE TO GOOD LOCAL SCHOOLS
• GREAT TRANSPORT LINKS VIA A1(M), M25 & A414

Room Descriptions

GROUND FLOOR

PORCH

1.23m x 1.61m (4' 0" x 5' 3") Accessed via the front door with laminate flooring, ideal for storing coats and shoes.

LOUNGE

3.32m x 4.58m (10' 11" x 15' 0") Located to the rear overlooking to garden, carpet flooring, feature fireplace, gas radiator and French Doors leading to the garden.

DINING AREA

2.44m x 3.04m (8' 0" x 10' 0") To front aspect, carpet flooring, gas radiator, double glazed window leading into the kitchen.

KITCHEN

3.38m x 6.04m (11' 1" x 19' 10") (to max dimensions) Dual aspect L-shaped kitchen with matching base and wall units. Fitted items include electric oven and electric hob while there is space and plumbing for a washing machine, fridge freezer, dishwasher and tumble dryer.

FIRST FLOOR

LANDING

0.86m x 3.00m (2' 10" x 9' 10") Carpet flooring providing access to all first floor accommodation.

BEDROOM ONE

2.78m x 3.63m (9' 1" x 11' 11") Large double bedroom to the rear aspect with double glazed window, carpet flooring, gas radiator and two built in wardrobes.

BEDROOM TWO

2.87m x 3.29m (9' 5" x 10' 10") A double bedroom to the front aspect with double glazed window, carpet flooring, gas radiator and built in wardrobes.

BEDROOM THREE

1.84m x 3.69m (6' 0" x 12' 1") A well proportioned single with double glazed window to the rear aspect, carpet flooring, gas radiator and built in cupboard space.

BATHROOM

1.57m x 1.66m (5' 2" x 5' 5") Tiled throughout with side panelled bath and vanity hand wash basin. Frosted UPVC window to front aspect and gas radiator.

W/C

0.78m x 1.57m (2' 7" x 5' 2") Low level W/C, laminate flooring and frosted UPVC window to front aspect.

SHOWER CUBICLE

0.78m x 0.79m (2' 7" x 2' 7") Enclosed tiled shower cubicle.

EXTERIOR

FRONT GARDEN

Fenced border with path leading down to the property.

REAR GARDEN

The beautifully presented split level garden is nice and secluded with a patio area adjacent to the property with steps leading up to an area laid mainly to lawn. There is an additional decking area to the rear with space for a garden shed.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(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	