



32 Broad Acres, Hatfield, Hertfordshire AL10 9LD

Offers in Excess of £375,000 - Freehold

Property Summary

Offered to market CHAIN FREE Three Bedroom, End of Terraced family home with Driveway Parking to the front, generous Garden to the rear and is ideally located in the popular area of Hatfield Garden Village within the catchment area of Green Lanes School.

The ground floor accommodation comprises of an entrance hallway accessed via a part glazed door, a well proportioned living room with large bay window and feature fireplace and a fitted kitchen/diner overlooking the generous garden to the rear.

The first floor comprises of three bedrooms, two of which can accommodate a double bed and a comfortable single. The family shower room benefits from underfloor heating and with walk in shower, low level W/C and hand wash basin.

Externally the property offers off street parking via a driveway to the front that can accommodate two vehicles and a spacious garden to the rear. The property would be an ideal First Time Purchase and offers excellent potential to extend as your family does, STPP.

Features

- CHAIN FREE
- GARDEN VILLAGE LOCATION
- END OF TERRACE FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY PARKING TO FRONT
- SECLUDED GARDEN TO REAR
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO GREEN LANES SCHOOL
- EXCELLENT ROAD LINKS VIA A1(M), M25 & A414
- CLOSE TO LOCAL AMENITIES

Room Descriptions

GROUND FLOOR

HALLWAY

0.97m x 1.44m (3' 2" x 4' 9") Accessed via a part glazed composite door with carpeted flooring and gas radiator, provides access to the first floor and;

LIVING ROOM

3.61m x 3.61m (11' 10" x 11' 10") Benefits from plenty of natural light via the bay window to the front aspect, feature fireplace, laminate flooring and gas radiator.

KITCHEN/DINER

2.48m x 4.55m (8' 2" x 14' 11") A modern fitted kitchen with matching base and wall units providing ample work surface space, storage and small dining table. Integrated items include an electric hob, oven and extractor while there is space and plumbing for a washing machine and fridge freezer. Located to the rear of the property with double glazed window and door leading out into the garden.

FIRST FLOOR

LANDING

0.84m x 2.23m (2' 9" x 7' 4") Carpet flooring, double glazed window to the side aspect and doors leading to;

BEDROOM ONE

2.90m x 3.73m (9' 6" x 12' 3") Double bedroom with carpet flooring, gas radiator and double glazed window to the front aspect.

BEDROOM TWO

2.47m x 2.80m (8' 1" x 9' 2") Double bedroom with carpet flooring, gas radiator and double glazed window to the rear aspect.

BEDROOM THREE

1.66m x 2.02m (5' 5" x 6' 8") Single bedroom with carpet flooring, gas radiator and double glazed window to the front aspect.

FAMILY BATHROOM

1.35m x 1.65m (4' 5" x 5' 5") Fully tiled bathroom benefitting from under floor heating, walk in shower, low level W/C and hand wash basin.

EXTERIOR

DRIVEWAY

Block paved driveway to the front of the property providing parking for two vehicles.

GARDEN

A well proportioned garden mainly laid to lawn with fenced boundaries and gated side access.

ADDITIONAL INFORMATION

Property Information

Council Tax Band - C

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC