

REDUCED

Offers in Excess of £375,000 Freehold



WRIGHTS

Cotswolds, Hatfield, Hertfordshire. AL10 8JR

- MID TERRACE FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- EXTENDED TO REAR
- GROUND FLOOR W/C
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO A NUMBER OF GOOD SCHOOLS

WRIGHTS

Wrights of Hatfield
9, Market Place, Hatfield, AL10 0LJ

01707 272727
saleshatfield@wrightsof.com



PROPERTY DESCRIPTION

Wrights are delighted to bring to market an EXTENDED - FOUR BEDROOM, TWO RECEPTION mid terraced family home offering spacious living accommodation.

The ground floor accommodation comprises of a large entrance hall with cupboard space, a well proportioned living room, dining room, kitchen and W/C.

The first floor accommodation consists of four bedrooms, two doubles and two well proportioned singles and family bathroom with separate W/C.

The South Facing Garden to the rear has a patio area adjacent to the property, steps lead up to an area that is laid to lawn and there is space for a shed to the rear.

The property is ideally located in a quiet cul-de-sac within walking distance to a great choice of schools, local shops and Hatfield University.



ROOM DESCRIPTIONS

GROUND FLOOR

HALLWAY

2.621m x 2.921m (8' 7" x 9' 7")

LIVING ROOM

3.35m x 3.85m (11' 0" x 12' 8") (to max dimensions)

DINING ROOM

4.15m x 5.54m (13' 7" x 18' 2")

KITCHEN

2.36m x 3.56m (7' 9" x 11' 8")

GROUND FLOOR W/C

1.21m x 1.32m (4' 0" x 4' 4")

FIRST FLOOR

LANDING

BEDROOM ONE

3.32m x 3.37m (10' 11" x 11' 1") (to max dimensions)

BEDROOM TWO

2.93m x 3.8m (9' 7" x 12' 6") (to max dimensions)

BEDROOM THREE

2.52m x 2.35m (8' 3" x 7' 9")

BEDROOM FOUR

2.16m x 2.59m (7' 1" x 8' 6")

BATHROOM

2.47m x 1.4m (8' 1" x 4' 7")

W/C

0.8m x 1.45m (2' 7" x 4' 9")

EXTERIOR

GARDENS

South facing garden to rear

PARKING

Roadside parking

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hatfield
9, Market Place, Hatfield, AL10 0LJ
01707 272727
saleshatfield@wrightsof.com