



35 Travellers Lane, Hatfield, Hertfordshire AL10 8SB

Offers in excess of £390,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this much improved THREE BEDROOM FAMILY HOME with off street parking for two vehicles and is offered CHAIN FREE. The property has undergone major improvements including open planned kitchen/ lounge plus utility room to the ground floor. The first floor accommodation consists of three good sized bedrooms and a family bathroom with a separate WC. Externally the property offers a private secluded rear garden and offers off street parking via driveway to the front. Within close proximity to seven schools of which two have been classed as "outstanding" and the other five "good" by Ofsted. Hatfield station is nearby servicing London's Kings Cross within 22 minutes. We highly recommend an internal inspection at your earliest convenience,

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- THREE BED FAMILY HOME
- OPEN PLAN GROUND FLOOR LIVING
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- DRIVE FOR TWO CARS



Room Descriptions

GROUND FLOOR ACCOMODATION

Lobby

Via part glazed entrance door, door to utility room, doorway leading to:

Kitchen/Diner

Front aspect double glazed window. Range of matching wall and base units with worktops over incorporating one and a half bowl sink unit. Eye level oven, fitted hob, space for further appliances, wine cooler, fitted radiator, laminate wood flooring, downlighters, open aspect to:

Lounge

Double glazed French doors with matching side light windows. Laminate wood flooring, attractive feature fireplace housing logs, downlighters.

Utility Room

Door to rear with matching window. range of matching wall and base units with rolled edge worksurfaces over incorporating circular stainless steel sink unit, fitted radiator, complementary tiling to splashbacks, tiled flooring.

FIRST FLOOR ACCOMODATION

First floor landing

via stairs from ground floor, doors leading off to:

Bedroom One

Front aspect double glazed window. Fitted radiator, built in wardrobes housing gas boiler.

Bedroom Two

Rear aspect double glazed window, fitted radiator, built in wardrobes and cupboard housing immersion heater.

Bedroom Three

Rear aspect double glazed window. Fitted radiator.

Family Bathroom

Front aspect double glazed opaque window. Panel enclosed bath with independent shower unit over, pedestal wash hand basin, heated towel rail, tiled flooring and fully tiled walls.

Separate WC

Skylight window allowing natural light. Low level WC, fully tiled walls and flooring.

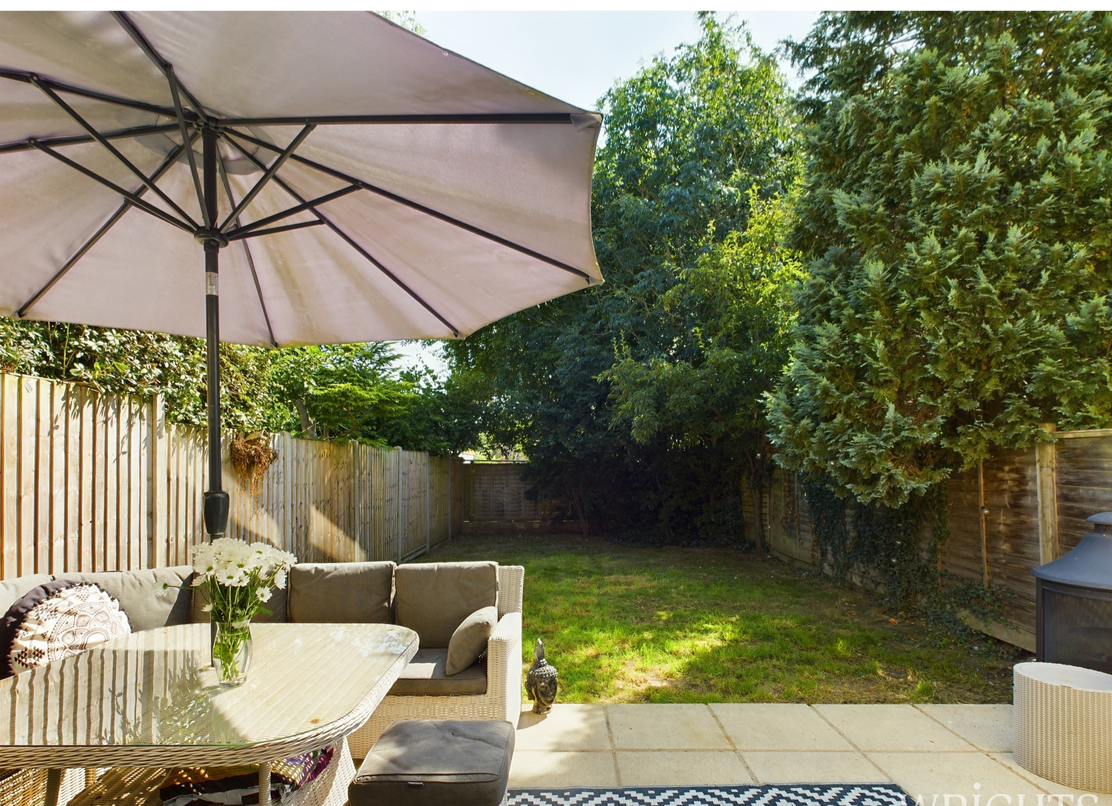
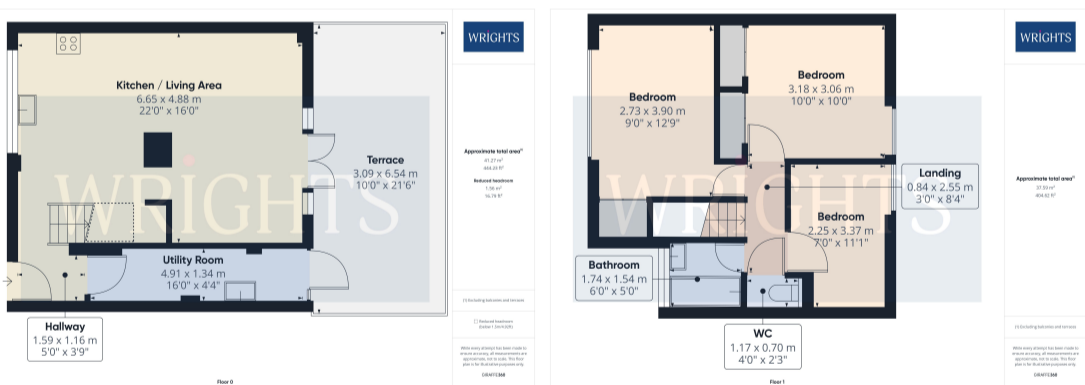
EXTERNAL AREAS

Rear Garden

Patio area, mainly laid to lawn with enclosed perimeter fencing.

Front Garden

Hardstanding for 2 vehicles, pathway leading to property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	