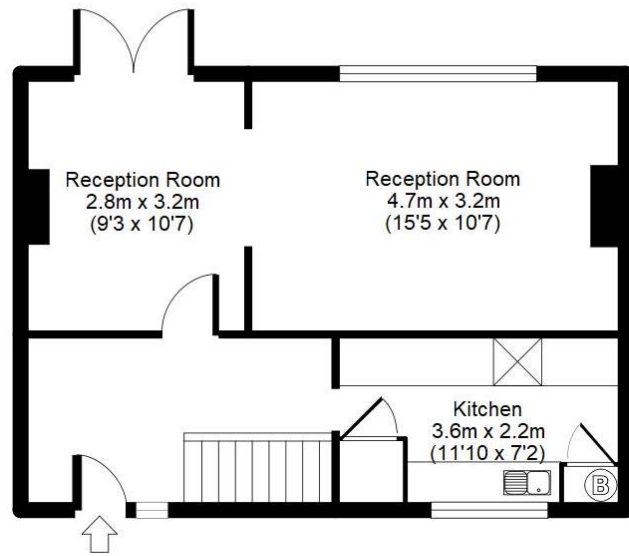


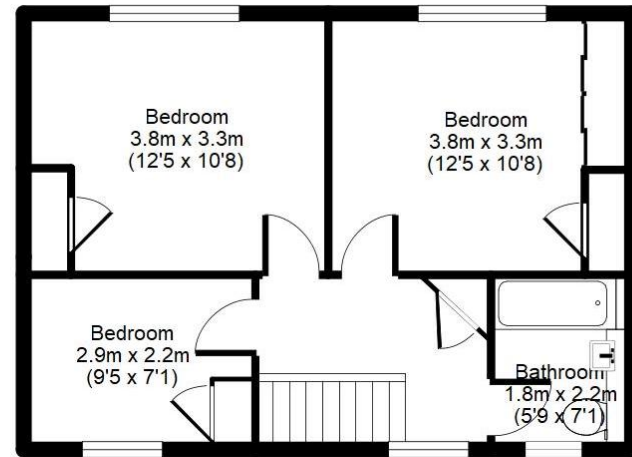
# Floor Plans

## Lockley Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 886 sq. ft / 82 sq. m



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale



## 10, Lockley Crescent

Hatfield, Hatfield,  
Hertfordshire, AL10 0TN  
£450,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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COUNTRY PROPERTIES  
PART OF HUNTERS

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Situated in the Popular area of Birchwood. This three bed mid terraced property is only within a half mile from HATFIELD TRAIN STATION, as well as local shops, Tesco supermarket, Schools, Hatfield Town Centre and Business Park. The property has been improved and updated. And comprises Entrance Hall, Fitted Kitchen with built in Hob and Oven, Dining Room with French Doors that open up to the rear garden, Lounge with feature lighting, First floor landing, all Three bedrooms have built in wardrobes/cupboards and a refitted modern bathroom with a shower. The Exterior features of the property include, a front garden with off street parking for two-three cars and a rear landscaped garden with decking. The property has also recently fitted in a Combi boiler, with new radiators (expect one) and double glazed doors and windows.

- Drive for 2-3 cars
- Lounge & Dining Room
- Three Bedrooms

**Entrance Hall** and rear garden

Greeted by a half frosted double glazed front door with matching side windows. With stairs to the first floor with under stair storage cupboard. Feature radiator. tiled floor. Doors to dining room and;

**Lounge**

15' 5" x 10' 7" (4.70m x 3.23m) Laminate Flooring. Electric remote-control feature wall mounted fire place, with flame effect front. Double radiator. Ceiling pelmet with concealed LED colour changing lighting. Double glazed window to rear. Open to;

**Dining Room**

9' 3" x 10' 7" (2.82m x 3.23m) Laminate flooring. Double glazed French doors opening to rear garden.

**Kitchen**

11' 10" x 7' 2" (3.61m x 2.18m) Newly fitted wall and base units with concealed lighting and some with glazed fronts. Work surfaces with inset double bowl, single drainer, stainless steel sink unit with mixer tap. Built in gas hob with concealed filter hood, built in double oven. plumbing for tumble dryer and washing machine. Cupboard housing combi boiler. Tiled walls. Double glazed window to front.

**First Floor Landing**

Storage Cupboard. Hatch to loft. Double glazed window to front. Doors to;

- Re-fitted bathroom
- Reception Room
- Mid terrace house

**Bedroom One** French doors into garden

12' 5" x 10' 8" (3.78m x 3.25m) Built in single cupboard and wardrobes with sliding doors to one wall. Feature radiator. Double glazed window to rear.

**Bedroom Two**

12' 5" x 10' 8" (3.78m x 3.25m) Laminate flooring. Built in single cupboard. Feature radiator. Double glazed window to rear.

**Bedroom Three**

9' 5" x 7' 1" (2.87m x 2.16m) Built in storage cupboard. Feature radiator. Double glazed window to front.

**Bathroom**

Recently refitted to a very high standard panel enclosed bath, fitted glazed shower screen, mixer tap and separate shower unit with twin heads, one wall mounted and adjustable and one overhead and rainwater effect. Low Level W.C with concealed cistern. vanity shelf with part insert wash hand basin, mixer tap and drawers under. Heated wall mounted mirror. Tiled wall and shelves with concealed lighting. Concealed extractor fan. Heated towel rail. Tiled floor. Heated towel rail. Frosted double glazed window to front.

**Front Garden**

Brick paved driveway, providing off street parking for two - three cars. Path to front door. laid to lawn. Exterior lighting.

**Rear Garden**

Newly landscaped with composite decking and part graveled to side with retaining sleepers and lighting. Steps up to laid lawn. Mature bushes to one side. Exterior lighting and power point. Timber garden shed.

