

**4 Bedroom(s), Detached House, Freehold**

**Amanda Drive, Hatfield.**



- 3D Virtual Tour Available
- Open Plan Lounge and Dining Area
- Family Bathroom
- Front and Rear Gardens
- Popular Location In Hatfield

- Spacious Detached Family Home
- Kitchen
- Four Bedrooms
- Garage and Driveway Allowing for Multiple Cars to Park

**Offers in Excess of  
£260,000  
For Sale**

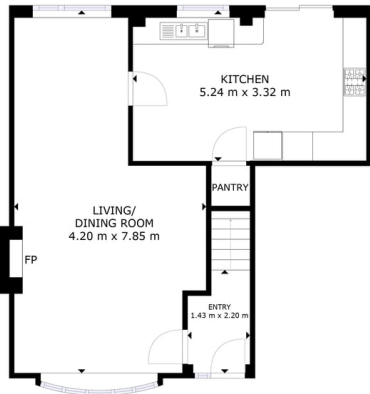
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Found in a quiet cul-de-sac, this home offers a warm community feel with welcoming neighbours. Its secluded back garden ensures maximum privacy, perfect for relaxing or entertaining.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 26.10 SQ. METERS (284 SQ. FT.)  
TOTAL: 115.10 SQ. METERS (1244 SQ. FT.)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Kitchen

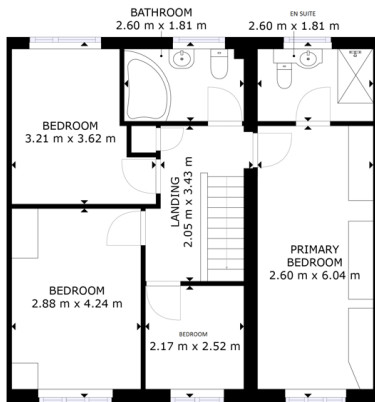


## Open Plan Lounge and Dining Room



## First Floor

## Floor Plan



FLOOR 2

GRATED INTERNAL AREA  
FLOOR: 11.11 m<sup>2</sup>, ROOM: 17.44 m<sup>2</sup>  
TOTAL: 28.55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Master Bedroom With En Suite



## Family Bathroom



## Bedroom



## External

## Front Aspect



## Rear Garden



Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 25/8/2015

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 25/8/2015

Boiler Location - Kitchen

Approximate Electrical System Installation Date - When built (1970 ish)  
/ Extension in 2020

Approximate Electrical System Test Date - 10/2/2020

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water- High Speed Fibre optics

Water Meter - Yes

Average Annual Electricity Bills - £894

Average Annual Gas Bills - £546

Average Annual Water Bills - £168

Tenure - Freehold

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

## Energy Performance Certificate

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