



23 Foxhollows, HATFIELD, Hertfordshire AL10 0HX

£400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this EXTENDED 3/4 BEDROOM SEMI DETACHED FAMILY HOME and offered CHAIN COMPLETE. The property boasts fitted kitchen, two receptions one which could be used as a bedroom. Downstairs guest cloakroom with shower. First floor accommodation comprising of three bedrooms, separate bathroom and WC. The exterior offers enclosed private gardens to front and rear. We highly recommend an internal viewing 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 COMPLETE
- SEMI DETACHED FAMILY HOME
- EXTENDED TO REAR
- 3/4 BEDROOMS
- FITTED KITCHEN
- DOUBLE GLAZING
- DOWNSTAIRS SHOWER ROOM
- FITTED BATHROOM
- GAS HEATING TO RADIATORS
- CUL DE SAC LOCATION





## GROUND FLOOR ACCOMMODATION

Via part double glazed leaded light entrance door, laminate wood flooring, fitted radiator, stairs to first floor landing, doors leading off to:

10' 8" x 11' 6" (3.25m x 3.51m) Dual aspect double glazed windows, laminate wood flooring, fitted radiator.

11' 3" x 14' 2" (3.43m x 4.32m) Side aspect double glazed window.  
Range of matching wall and base units with worktops over incorporating  
single drainer stainless steel unit with mixer taps over. space for  
appliances, fitted extractor fan over, complementary tiling to  
splashbacks, tiled flooring, doors off to:

Low level WC, wash hand basin with vanity unit. Heated towel rail, complementary tiling, walk in shower cubicle.

Access to loft space, doors leading off to:

8' 4" x 11' 8" (2.54m x 3.56m) Rear aspect double glazed window.  
Laminate wood flooring. Fitted radiator.

8' 9" x 9' 1" (2.67m x 2.77m) Front aspect double glazed window, laminate wood flooring, fitted radiator, built in cupboard.

8' 6" x 8' 11" (2.59m x 2.72m) Front aspect double glazed window, laminate wood flooring, built in cupboard to stair bulkhead.

Mainly laid to flagstones with perimeter fencing with secure gated access.

Small lawned area with path leading to property with perimeter fencing.

EPC Rating: C

