



92 Garden Avenue, Hatfield, Hertfordshire AL10 8LQ

Guide Price £375,000 - Freehold

Property Summary

Offered to market CHAIN FREE, Three Bedroom, Two Reception, Mid Terraced Property benefitting from DRIVEWAY PARKING to the front and South Facing Garden to the rear. This property would be an ideal First Time Purchase or Investment Opportunity and viewing comes Highly Recommended.

The ground floor accommodation comprises of a welcoming hallway, lounge located to the front of the property with separate dining room overlooking the garden to the rear. The spacious fitted kitchen provides ample storage & work surface space with a fitted electric oven and hob and space and plumbing for a washing machine and fridge freezer.

The first floor consists of three well proportioned bedrooms, two of which have additional built in cupboards, a fully tiled family bathroom and a separate W/C.

Externally the property offers Private Parking via a Driveway to the front and a private Southerly Facing Garden to the rear.

Features

- CHAIN FREE
- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- SOUTH FACING GARDEN
- FITTED KITCHEN
- GREAT FIRST TIME BUY OR INVESTMENT



Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

1.82m x 2.90m (6' 0" x 9' 6") A welcoming space providing access to the ground floor and stairs to the first floor. Laminate flooring, gas radiator and double glazed window providing plenty of natural light.

LIVING ROOM

2.91m x 3.18m (9' 7" x 10' 5") Located to the front of the property with carpet flooring, gas radiator and large double glazed window.

DINING ROOM

2.66m x 3.07m (8' 9" x 10' 1") Ample space for a dining table, carpet flooring, gas radiator and double glazed window to the rear aspect overlooking the garden.

KITCHEN

2.92m x 3.85m (9' 7" x 12' 8") Fitted kitchen with numerous cupboards and work surface space. Fitted items include an electric oven, electric hob while there is space and plumbing for a washing machine and fridge freezer. Also benefits from additional storage cupboard. Vinyl flooring, gas radiator and double glazed window and door leading out to the garden.

FIRST FLOOR

LANDING

1.65m x 2.45m (5' 5" x 8' 0") Carpet flooring with doors leading to;

BEDROOM ONE

3.09m x 3.20m (10' 2" x 10' 6") A spacious double bedroom with two double glazed windows to the front aspect, carpet flooring and gas radiator.

BEDROOM TWO

2.05m x 3.20m (6' 9" x 10' 6") A well proportioned single bedroom with a built in cupboard, carpet flooring, gas radiator and double glazed window to the front aspect.

BEDROOM THREE

2.30m x 2.62m (7' 7" x 8' 7") Single bedroom with built in cupboard space, carpet flooring, gas radiator and double glazed window to the rear aspect.

BATHROOM

1.83m x 1.89m (6' 0" x 6' 2") Tiled throughout with a frosted double glazed window to the rear. Comprises of a bath with shower overhead and a pedestal hand wash basin.

SEPARATE W/C

0.93m x 1.24m (3' 1" x 4' 1") Low level W/C with hand wash basin.

EXTERIOR

DRIVEWAY

Private parking for one car to the front of the property.

GARDEN

South facing garden to the rear with patio area adjacent to the property, mainly laid to lawn with fenced boundaries.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC