



101 Heathcote Avenue, HATFIELD, Hertfordshire AL10 0RL

Guide Price £495,000 - Freehold

Property Summary

The ground floor accommodation comprises of a well-proportioned lounge located at the front of the property featuring a bay window and a chimney breast. A large dining room located between the lounge and the kitchen/diner. The kitchen comprises a range of matching base and eye level units with ample work top space and breakfast bar. There is space for large range style cooker and plumbing and space for dishwasher. In addition, there is a utility room providing more storage space as well as space and plumbing for washing machine and a ground floor W.C.

The first-floor accommodation consists of a generous master bedroom and a further two bedrooms all with built in storage cupboards and double-glazed windows. The property's bathroom is a well-appointed three-piece suite that comprises panel enclosed corner bath, pedestal hand wash basin and w/c.

The property's rear garden is laid mainly to lawn with decked areas adjacent to the property and the garage at the rear. The property further benefits from a double garage located at the end of the garden which can be accessed via a slip road to the rear.

Features

- EXTENDED 3 BED SEMI DETACHED
- TWO RECEPTION ROOMS
- LARGE KITCHEN DINER
- SEPERATE UTILITY
- GROUND FLOOR W/C
- LARGE DRIVEWAY TO FRONT
- DOUBLE GARAGE TO REAR
- POPULAR BIRCHWOOD LOCATION
- WALKING DISTANCE OF HATFIELD STATION
- FURTHER POTENTIAL TO EXTEND & DEVELOP (stpp)



Room Descriptions

GROUND FLOOR

- HALLWAY**
1.76m x 4.29m (5' 9" x 14' 1")
- LIVING ROOM**
3.54m x 3.87m (11' 7" x 12' 8")
- DINING ROOM**
3.20m x 3.44m (10' 6" x 11' 3")
- KITCHEN / DINER**
5.64m x 3.32m (18' 6" x 10' 11")
- UTILITY ROOM**
2.25m x 2.43m (7' 5" x 8' 0")
- CONSERVATORY**
2.47m x 3.01m (8' 1" x 9' 11")
- GROUND FLOOR W/C**
0.89m x 1.54m (2' 11" x 5' 1")

FIRST FLOOR

- LANDING**
2.16m x 2.19m (7' 1" x 7' 2")
- BEDROOM ONE**
3.13m x 4.25m (10' 3" x 13' 11")
- BEDROOM TWO**
3.13m x 3.06m (10' 3" x 10' 0")
- BEDROOM THREE**
2.19m x 2.69m (7' 2" x 8' 10")
- BATHROOM**
1.58m x 2.18m (5' 2" x 7' 2")

EXTERIOR

DRIVEWAY
Parking for multiple cars to the front of the property.

GARAGE
A double garage located to the rear of the property which can accommodation two vehicles.

GARDEN
A mature garden to the rear of the property, there is a patio area adjacent to the home, area laid to lawn and mature flower beds providing a secluded outside space.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC