



15 Orchard Mead, HATFIELD, Hertfordshire AL10 0SB

Offers in Excess of £375,000 - Freehold



**Property Summary**

\*\*\*CHAIN FREE\*\*\* Three / Four bedroom Mid Terraced Family Home ideally located within walking distance of the Town Centre. Viewing Comes Highly Recommended.

The main entrance provides a generous hallway that leads to the lounge, kitchen/diner, bedroom 4 and staircase to the first-floor accommodation. The lounge is a generous room with good natural lighting and provides access to the rear garden via patio doors. Bedroom 4 is located off the lounge; this can be easily reintroduced to the main living area by removing the stud wall.

The kitchen/diner comprises of matching base and eye level units with ample work top space, with integrated gas hob and electric oven. There is plumbing and space for a washing machine. A dishwasher and free-standing fridge freezer can be housed in the large storage cupboard. There is a second front entrance that opens in to the kitchen/diner.

The first-floor accommodation comprises of three generously proportioned bedrooms, all of which can accommodate a double bed. The larger double bedroom benefits from built in storage cupboards. The bathroom comprises a panel enclosed bath with electric shower over and a pedestal hand wash basin. There are two separate toilets, one of which can be turned into a shower room if required.

The property's garden is laid to lawn with a patio area adjacent to the house. There are wooden fencing panels to its borders and a hard standing for garden shed. The property is located within a Residential Parking Permit Area and offers road side parking.

**Features**

- CHAIN FREE
- MID TERRACE FAMILY HOME
- 3/4 BEDROOMS
- SPACIOUS KITCHEN / DINER
- CLOSE TO HATFIELD TOWN CENTRE
- WALKING DISTANCE TO HATFIELD STATION
- GOOD CHOICE OF WELL REGARDED SCHOOLS
- POTENTIAL TO EXTEND (S.T.P.P)

Room Descriptions

# GROUND FLOOR

**ENTRANCE HALL**

1.63m x 4.15m (5' 4" x 13' 7")

**KITCHEN / DINER**

3.27m x 4.42m (10' 9" x 14' 6")

**LOUNGE**

3.86m x 3.96m (12' 8" x 13' 0")

**RECEPTION ROOM TWO / BEDROOM FOUR**

2.10m x 3.90m (6' 11" x 12' 10")

**LARGE UTILITY CUPBOARD**

1.44m x 1.53m (4' 9" x 5' 0")

# FIRST FLOOR

**LANDING**

2.38m x 3.34m (7' 10" x 10' 11")

**BEDROOM ONE**

3.33m x 3.61m (10' 11" x 11' 10")

**BEDROOM TWO**

2.68m x 3.30m (8' 10" x 10' 10")

**BEDROOM THREE**

2.46m x 3.06m (8' 1" x 10' 0")

**BATHROOM**

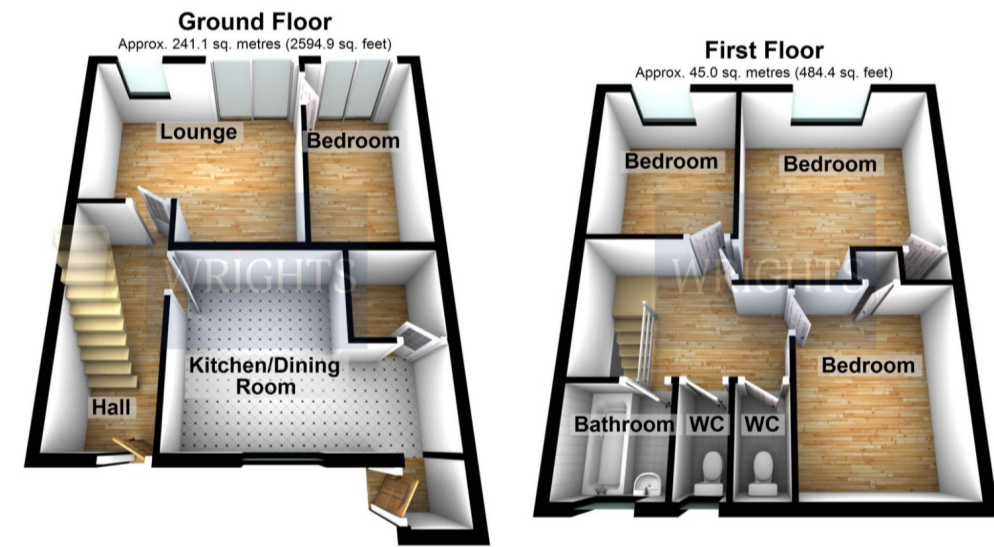
1.58m x 1.73m (5' 2" x 5' 8")

**SEPARATE TOILET**

0.75m x 1.66m (2' 6" x 5' 5")

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0.75m x 1.66m (2' 6" x 5' 5")



Total area: approx. 286.1 sq. metres (3079.4 sq. feet)

# EXTERIOR

**GARDEN**

Located to the rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	