



16 Wood Vale, Hatfield, Hertfordshire AL10 8TT

Guide Price £335,000 - Freehold

Property Summary

We are pleased to welcome to the market this THREE BEDROOM MID TERRACED FAMILY HOME CLOSE TO TOWN CENTRE AND IS OFFERED ONWARD CHAIN COMPLETE. The property benefits from two receptions, fitted kitchen, downstairs cloaks to the ground floor and two double bedrooms and a single bedroom plus family bathroom. Double glazed and gas central heating to radiators. Complemented with an enclosed private rear garden and within walking distance to local amenities.

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

- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS CLOAKS
- FAMILY BATHROOM
- TWO RECEPTIONS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- PRIVATE REAR GARDEN

Room Descriptions

GROUND FLOOR ACCOMMODATION

Entrance Hall

Via white uPVC door with matching side light frosted glass double glazed window. Fitted radiator, stairs to first floor landing, doors leading off to:

Downstairs Cloakroom

Side aspect double glazed frosted glass window, wall mounted Combi boiler serving central heating and domestic hot water, low level WC, wash hand basin, laminate wood flooring.

Reception One

8' 3" x 11' 11" (2.51m x 3.63m) Rear aspect double glazed window overlooking garden, fitted radiator.

Reception Two

9' 0" x 12' 1" (2.74m x 3.68m) Double glazed patio doors, meter cupboard, fitted radiator, door to first reception.

Kitchen

9' 0" x 13' 7" (2.74m x 4.14m) Front aspect double glazed window. Range of matching wall and base units with work tops over incorporating stainless steel single drainer sink unit with mixer taps over. Space for appliances, space and plumbing for automatic washing machine. Tiled flooring.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Built in storage cupboard, doors leading off to:

Bedroom One

10' 7" x 12' 8" (3.23m x 3.86m) Rear aspect double glazed window, fitted radiator, built in cupboards.

Bedroom Two

9' 2" x 11' 7" (2.79m x 3.53m) Front aspect double glazed window, fitted radiator, built in cupboards.

Bedroom Three

6' 9" x 9' 9" (2.06m x 2.97m) Rear aspect double glazed window.

EXTERIOR

Rear Garden

Mainly laid to lawn with perimeter fencing.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band C
EPC Rating D

