



25 Haseldine Meadows, Hatfield, Hertfordshire AL10 8HA

Guide Price £415,000 - Freehold



### Property Summary

A delightfully presented mid terraced property in a popular location that is ideally situated close to local shops and schools. The property benefits from three well proportioned bedrooms, lounge, dining room, kitchen, utility room, ground floor w/c, family bathroom, gardens to front and rear plus a garage and additional parking.

The ground floor accommodation provides ample living space with a bright and airy feel. Upon entering the property you are met with a welcoming hallway with parquet flooring, the lounge can be configured in multiple layouts while features include parquet flooring and gas fireplace. There is a separate dining room leading on to the kitchen and the fitted kitchen comprises of matching base and wall units with space and plumbing for a gas oven, washing machine and fridge freezer. Leading off the kitchen is the utility area which could also be used as a work from home office and completing the ground floor is a W/C.

The first floor comprises of three bedrooms all benefitting from wardrobe/cupboard space. A tiled family bathroom with side panelled bath and vanity hand wash basin and a separate W/C.

Outside you benefit from gardens to the front and rear. The back garden has a patio area adjacent to the property and is mainly laid to lawn. To the rear of the garden there is a large garage with electric up and over doorway and additional parking for two cars to the rear.

Located in a popular part of Hatfield and backing on to Roe Hill Park this property would be an ideal family home and has easy access of the A1M, M25 and Hatfield Station which services London Kings Cross.

### Features

- MID TERRACE FAMILY HOME
- THREE BEDROOM
- TWO RECEPTION ROOMS
- GARAGE & PARKING TO REAR
- GROUND FLOOR W/C
- UTILITY ROOM
- BATHROOM WITH SEPERATE W/C
- CLOSE TO LOCAL AMENITIES
- CLOSE TO GOOD LOCAL SCHOOLING
- GREAT ROAD LINKS VIA A1(M), M25 & A414

## Room Descriptions

# GROUND FLOOR

### HALLWAY

1.43m x 1.32m (4' 8" x 4' 4") Entrance via a UPVC front door, Parquet flooring, leading to;

### LIVING ROOM

3.13m x 4.46m (10' 3" x 14' 8") Feature gas fireplace, parquet flooring, large UPVC window to front aspect and gas radiator.

### DINING ROOM

2.44m x 3.59m (8' 0" x 11' 9") Located off the living room and leading to the kitchen, Air Conditioning unit, tiled flooring, UPVC window and door to garden.

### KITCHEN

2.82m x 3.45m (9' 3" x 11' 4") Matching base and wall units providing ample work surface space. There is space and fittings for a gas oven, fridge freezer and washing machine. UPVC window to rear aspect and internal door leading to;

### UTILITY ROOM

1.52m x 3.32m (5' 0" x 10' 11") An ideal space for either a utility room or work from home office. Vinyl flooring, UPVC window and door to front aspect and cupboard.

### GROUND FLOOR W/C

Low level W/C, hand wash basin, frosted UPVC window to front aspect.

# FIRST FLOOR

### BEDROOM ONE

3.63m x 3.71m (11' 11" x 12' 2") Large double bedroom with built in wardrobes, laminate flooring, gas radiator and UPVC window to front aspect.

### BEDROOM TWO

2.85m x 3.68m (9' 4" x 12' 1") A spacious double bedroom with built in wardrobe space, laminate flooring, gas radiator and UPVC window to front aspect.

### BEDROOM THREE

2.41m x 2.80m (7' 11" x 9' 2") A well proportioned single, laminate flooring, gas radiator, UPVC window to rear aspect and cupboard.

### BATHROOM

1.68m x 1.83m (5' 6" x 6' 0") Tiled with side panelled bath, vanity hand wash basin, frosted UPVC window to rear aspect and gas radiator.

### SEPARATE W/C

0.89m x 1.36m (2' 11" x 4' 6") Low level W/C with vinyl flooring, frosted UPVC window to rear aspect.

# EXTERIOR

### FRONT GARDEN

Pathway leading to the property, mainly laid to lawn with large hedges to the front providing privacy.

### BACK GARDEN

Patio area adjacent to the property, is laid mainly to lawn with gated access to the rear and UPVC door to the garage.

### GARAGE

3.78m x 6.21m (12' 5" x 20' 4") Electric up an over door, lighting and power points. Accessed via a door in the garden and slip road to the rear of the property.

### DRIVEWAY

Space for two cars located directly in front of the garage.

# ADDITIONAL INFORMATION

### Property Details

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	