8 Scholars Walk, Hatfield, Hertfordshire AL10 8SJ

£280,000 - Freehold

Property Summary

*** CHAIN FREE ***Wrights are delighted to bring to market a Three Bedroom Townhouse ideally located close to several good local schools and within walking distance of Hatfield Town Centre. The property provides a fabulous opportunity to put your own stamp on a family home set over three floors. Viewing Comes Highly Recommended.

The ground floor comprises of a welcoming entrance hallway, dual aspect kitchen/diner. The first floor offers a dual aspect living room, bedroom and W/C while the second floor offers a further two bedrooms and family bathroom.

The exterior of the property provides a private garden to the rear plus an area laid to lawn at the front of the property. In addition, there is also access to the properties utility/storage room via the front or rear gardens.

Features

- CHAIN FREE
- THREE BEDROOM TOWNHOUSE
- DUAL ASPECT LIVING ROOM
- KITCHEN / DINER
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- CLOSE TO GOOD LOCAL SCHOOLS
- IN NEED OF REFURBISHMENT

Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY
1.12m x 1.72m (3' 8" x 5' 8") Accessed via the front door with carpet flooring, gas radiator. Provides access to the kitchen/diner and stairs to the first floor.

KITCHEN / DINER
3.05m x 4.40m (10' 0" x 14' 5") A versatile Dual Aspect space which can easily accommodate a dining table. There are matching base and wall units plus space and plumbing for an electric oven, fridge freezer and washing machine. UPVC double glazed window to the front and rear aspect and door leading out to the garden.

W/C
0.96m x 1.33m (3' 2" x 4' 4") Low level W/C, Hand Wash Basin and frosted UPVC window to the rear aspect.

UTILITY / STORE ROOM
1.82m x 3.64m (6' 0" x 11' 11") A dual aspect space that is ideal for storage which can be accessed via the front or rear of the property.

FIRST FLOOR

LANDING
1.13m x 1.66m (3' 8" x 5' 5") Carpet flooring, gas radiator and large UPVC Double Glazed window, and doors providing access to;

LIVING ROOM
2.68m x 4.41m (8' 10" x 14' 6") Dual aspect benefitting from large UPVC Double Glazed window and French Doors providing plenty of natural light. Carpet flooring, gas radiator and small storage cupboard.

BEDROOM THREE
1.79m x 3.60m (5' 10" x 11' 10") A single bedroom with carpet flooring, gas radiator and UPVC Double Glazed window to the front aspect.

BATHROOM
1.35m x 1.66m (4' 5" x 5' 5") Partially tiled with a side panelled bath and pedestal hand wash basin. Frosted UPVC window and radiator.

SECOND FLOOR

LANDING
1.11m x 1.66m (3' 8" x 5' 5") Carpet flooring, large UPVC Double Glazed window, and doors providing access to;

BEDROOM ONE
3.00m x 3.04m (9' 10" x 10' 0") Double bedroom benefitting from two large storage cupboards, carpet flooring, gas radiator and UPVC Double Glazed window to the front aspect.

BEDROOM TWO
1.79m x 3.60m (5' 10" x 11' 10") A single bedroom with carpet flooring, gas radiator and UPVC Double Glazed window to the front aspect.

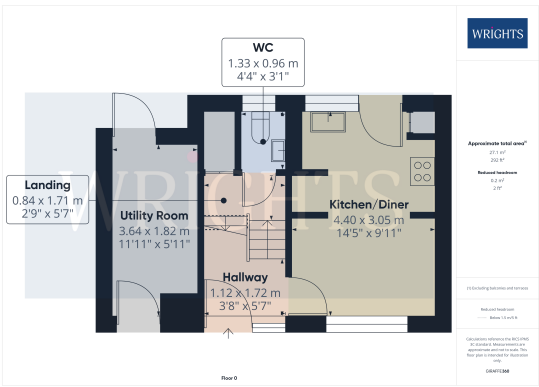
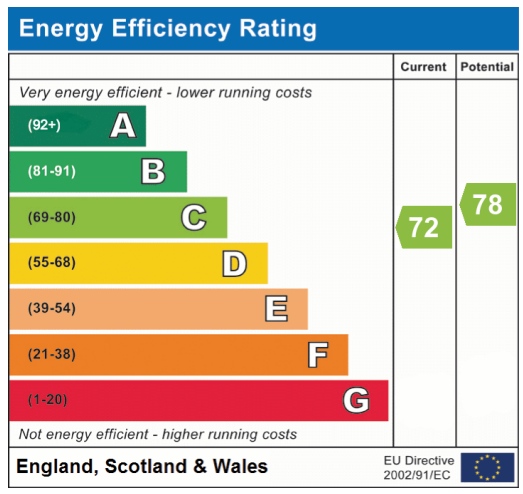
EXTERIOR

FRONT GARDEN
Area laid to lawn with path leading to the property.

REAR GARDEN
Located to the rear of the property with fenced boundaries, mainly laid to lawn and provides access to the utility/storage room.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Please note all information has been provided to us and should be verified by your legal
representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.