



12 Wood Close, Hatfield, Hertfordshire AL10 8TY

Offers in Excess of £325,000 - Freehold

Property Summary

A great opportunity to purchase this three-bedroom mid terraced family home. The property is ideally located close to the town centre and is within walking distance to Hatfield Train Station and a number of good schools.

The ground floor accommodation comprises of a spacious entrance hall that provides access to the kitchen, living room, downstairs W/C and stairs to the first floor.

The lounge is a very generous size and can be configured in multiple layouts which is located to the rear of the property overlooking the garden. To the front there is a spacious well-lit kitchen that consists of matching base and wall units providing ample work surface space. There is space and fittings for a washing machine, fridge freezer and gas oven. Completing the ground floor accommodation is a small conservatory to the rear.

The first-floor accommodation benefits from two large double bedrooms and a third single all of which benefit from built in wardrobes. The family bathroom is a three-piece suite consisting of a side panelled bath with shower over, hand wash basin and W/C.

The properties garden has a patio area adjacent to the property and is laid mainly to lawn.

Features

- THREE BED MID TERRACE
- TOWN CENTRE LOCATION
- SPACIOUS ACCOMODATION
- GROUND FLOOR W/C
- WARM AIR HEATING
- 0.7 MILES TO TRAIN STATION
- CLOSE TO A NUMBER OF GOOD SCHOOLS
- GREAT FIRST TIME BUY



Room Descriptions

GROUND FLOOR

HALLWAY

1.76m x 4.37m (5' 9" x 14' 4")

LIVING ROOM

5.43m x 4.99m (17' 10" x 16' 4")

KITCHEN

2.81m x 2.79m (9' 3" x 9' 2")

GROUND FLOOR W/C

0.65m x 1.82m (2' 2" x 6' 0")

CONSERVATORY

2.01m x 2.67m (6' 7" x 8' 9")

FIRST FLOOR

LANDING

1.71m x 3.35m (5' 7" x 11' 0")

BEDROOM ONE

3.82m x 3.16m (12' 6" x 10' 4")

BEDROOM TWO

2.81m x 3.52m (9' 3" x 11' 7")

BEDROOM THREE

2.13m x 2.32m (7' 0" x 7' 7")

BATHROOM

1.58m x 2.54m (5' 2" x 8' 4")

EXTERIOR

GARDEN

(to front and back)

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	