



mather marshall
independent estate agents

Burnside Close, Hatfield
Guide Price £230,000

Unexpectedly re available is this spacious one bedroom bungalow in the sought after "Birchwood" area of town close to local shops. The property has been much improved by the present owner and now offers a good sized hallway, southerly facing lounge with doors to the garden, refitted kitchen, double bedroom, wet room/wc, replacement double glazing and gas central heating. Outside there is a southerly facing private garden with a great sized store room. Please call 01707 270777 now to arrange a viewing.



Entrance Porch

Store cupboard, light, tiled floor, entrance door to:

Entrance Hall

Storage cupboard, telephone point, wood effect floor, doors to:

Living Room

12'8 x 11'9 (3.86m x 3.58m)

Double glazed sliding patio doors to the garden, radiator, television point, wood effect floor, feature gas fire with stone surround and hearth and wooden display mantle.



Refitted Kitchen

8'4 x 5'8 (2.54m x 1.73m)

Refitted with a range of wall and base units, contrasting work surfaces and tiled splash back, inset wash hand basin with mixer tap, breakfast bar, space for cooker with extractor hood over, space for fridge, plumbing for washing machine, tiled floor, double glazed window to front.



Double Bedroom

11'7 x 9'2 (3.53m x 2.79m)

Double glazed window to side, radiator, wood effect floor, two built in cupboards.



Refitted Shower Room

Fully tiled wet room with wall mounted electric shower, wash hand basin with mixer tap, push button low level wc, heated towel rail



Southerly Facing Garden


To the front of the property and bordered by a mature hedge which provides great privacy, mainly paved and decked for ease and low maintenance, flower beds, water tap, lighting, double gates to side.

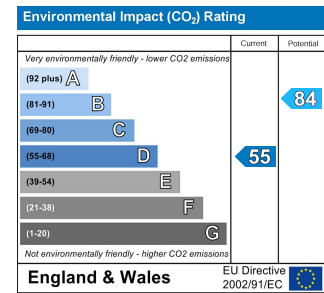
Garden Store Room

Power and light, door and window to front.

Approx. 39.6 sq. metres (425.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		56	83
England & Wales		EU Directive 2002/91/EC	



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