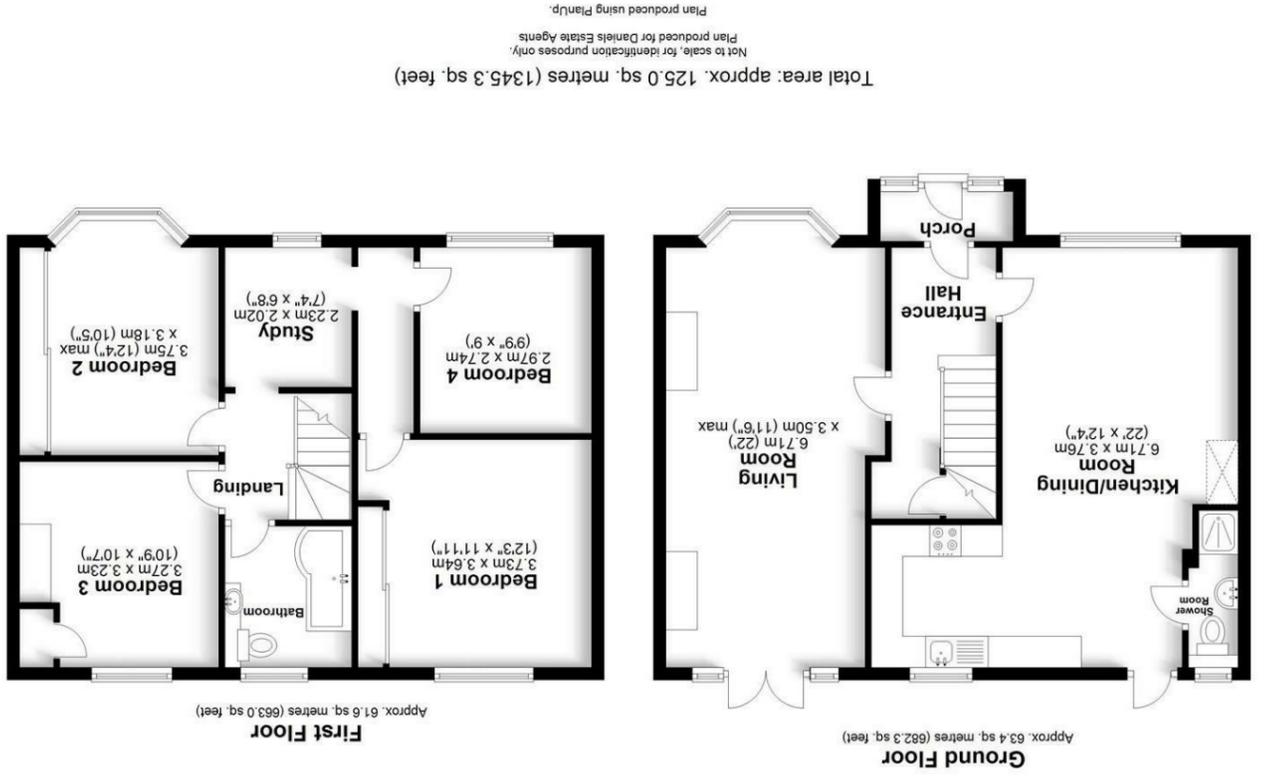


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current	68	
Potential	72	

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Current	68	
Potential	82	

Energy Efficiency Rating

Environmental Impact (CO₂) Rating





Description

A beautifully presented four bedroom semi-detached house located adjacent to the popular green space of Longacres park and playing field. Offered for sale chain free, this spacious family home also benefits from local amenities on Hatfield Road and catchment for several primary schools and Beaumont secondary school.

Entrance Porch

A hardwood front door with windows to side. Further door leading to:-

Hallway

Stairs leading to first floor. Doors to:-

Living Room

Double glazed bay window to front with patio doors to rear. Coved ceiling. Gas feature fire place. Radiator.

Kitchen

A modern white gloss kitchen with a range of wall and base mounted units with quartz stone work surfaces and upstands. Inset stainless steel sink unit with mixer tap. Integrated appliances to include double oven, microwave, gas hob, extractor fan, washing machine and dish washer. Space for American fridge/freezer. Double glazed window and door to rear. Tiled flooring.

Dining Area

Double glazed window to front. Tiled flooring. Radiator. Door to:-

Downstairs Shower Room

Double glazed window to rear. Shower cubicle. Wash hand basin. WC. Tiled flooring.

Landing

Access to loft storage. Doors to:-

Master Bedroom

Double glazed window to rear. A range of fitted wardrobes. Radiator.

Bedroom Two

Double glazed bay window to front. A range of fitted wardrobes. Radiator.

Bedroom Three

Double glazed window to rear. Built-in cupboard. Fitted wardrobe. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Study

Double glazed window to front. Radiator.

Family Bathroom

A luxury bathroom suite to include: Bath with glazed screen, over head shower and side fill tap. WC. Vanity wash hand basin. Chrome heated towel rail. Fully tiled. Extractor fan.

Rear Garden

A good size patio area leading to lawn with hedging and fencing to boundaries. Barked area. Side gate along with double gate opening for vehicle access and potential for off street parking. Large storage shed. Outside water tap.

Council Tax band E

EPC Rating Band: D

