



The Paddock, Hatfield, AL10 0ED

£550,000



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**The Paddock, Hatfield**

Situated just a short walk from the town centre, in a cul de sac, is this extended four bedroom, three reception room, detached family home.

The property has been much improved by the present owner and briefly comprises of entrance hall, ground floor wc and separate refitted ground floor shower room, lounge, separate dining room with doors to rear garden, study, refitted kitchen, four bedrooms and a refitted family bathroom to the first floor, double glazing and gas central heating.

Outside there is a private driveway for two vehicles and garden area to the front, to the rear there is a well stocked and established westerly facing garden.

Viewing advised, please call us on 01707 270777.











#### **Entrance Hall**

Double glazed window and door to front, cupboard housing gas warm air central heating system, wood effect flooring, warm air vent, door to:

#### **Wc**

Double glazed window to front, lever flush wc, wall hung basin with hot cold taps and tiled splashback, tiled flooring

#### **Refitted Kitchen**

Refitted range of wall an base units, complimentary work surfaces with tiled splash back, one and a half steel sink drainer with mixer taps, space for range cooker with stainless steel extractor over, space for fridge/freezer, washing machine and dishwasher, tiled floor, double glazed window and door to rear.

#### **Downstairs Shower Room**

7'4" x 17'5"

Tiled shower cubicle with electric power shower, heated towel rail., tiled flooring.

#### **Living Room**

16'0" x 12'0"

Double glazed windows to front, warm air vent

#### **Dining Room**

10'0" x 13'5"

Double glazed window and french doors to rear, wood effect flooring, warm air vent, door to:

#### **Study**

10'0" x 6'0"

Double glazed window to rear, wood effect flooring

#### **Landing**

6'9" x 14'7"

Double glazed window to front, storage cupboard, loft access, doors to:



#### **Bedroom One**

9'6" x 10'3"

Double glazed window to rear, built in wardrobes, warm air vent

#### **Bedroom Two**

9'7" x 9'8"

Double glazed window to rear, warm air vent

#### **Bedroom Three**

9'6" x 8'4"

Double glazed window to rear, warm air vent

#### **Bedroom Four**

6'9" x 9'9"

Double glazed window to front, warm air vent

#### **Refitted Bathroom**

Double glazed window to front, complimentary wall and floor tiling to full height, panel enclosed bath with mixer tap, pedestal wash hand basin, dual flush wc, warm air vent.

#### **Front Garden**

Flower and shrub beds, various bushes and evergreens, laid to lawn.

#### **Rear Garden**

Patio area to immediate rear extending to lawn, flower and shrub beds, various bushes and evergreens, lighting, water tap, further lawn area to rear.

#### **Garage**

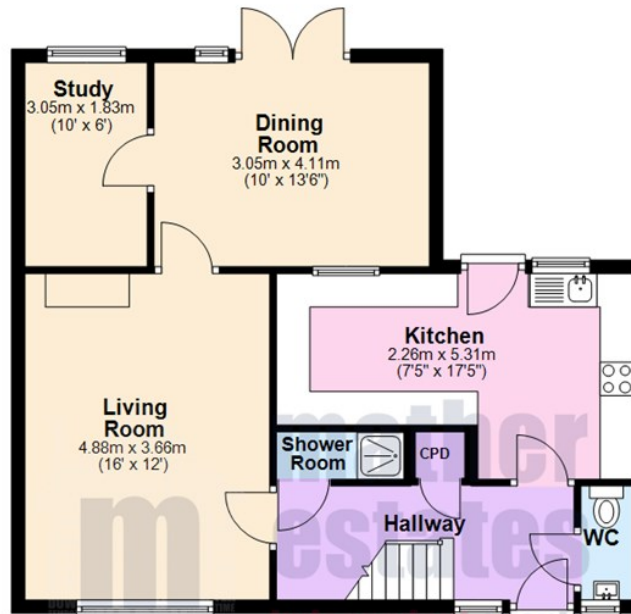
Up and over door to front, door to rear, power and light.

#### **Private Driveway**

Providing off street parking for at least two cars, access to garage.

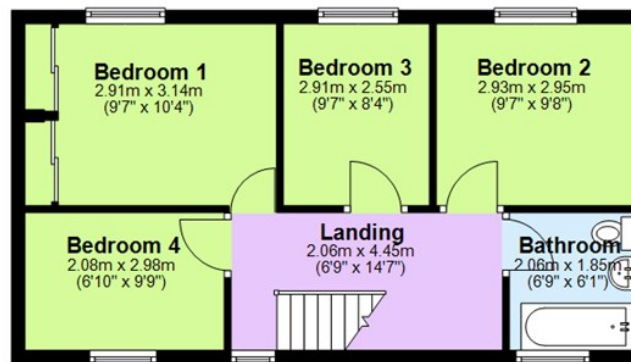
### Ground Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

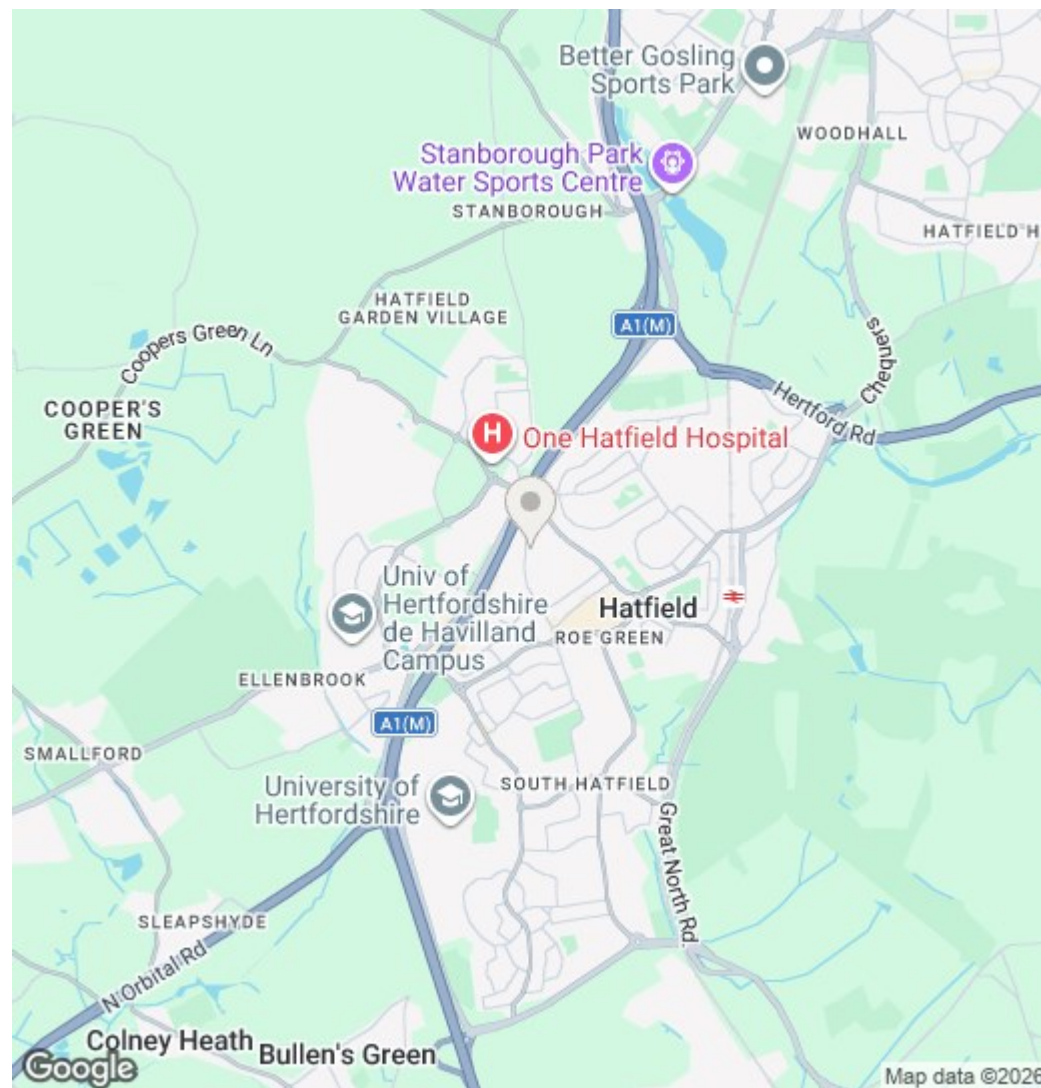


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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