



Breaks Road, Hatfield, AL10 8TR

£300,000



3



1



2

## Breaks Road, Hatfield

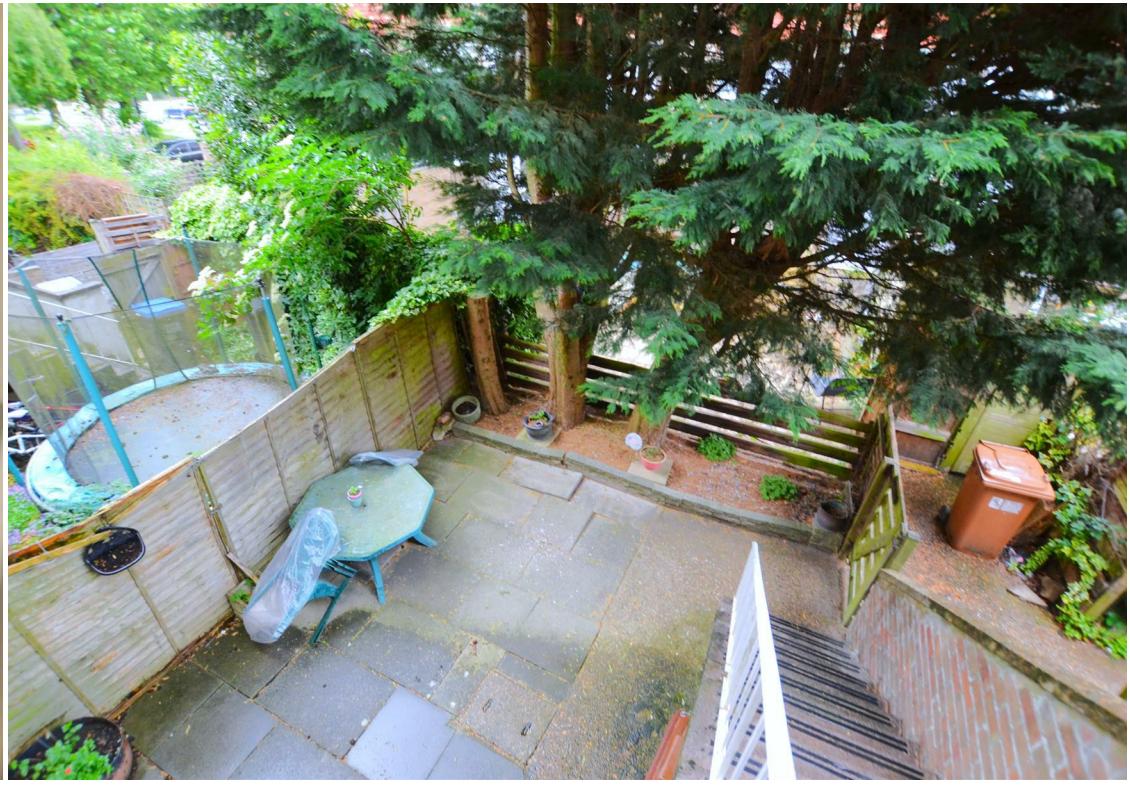
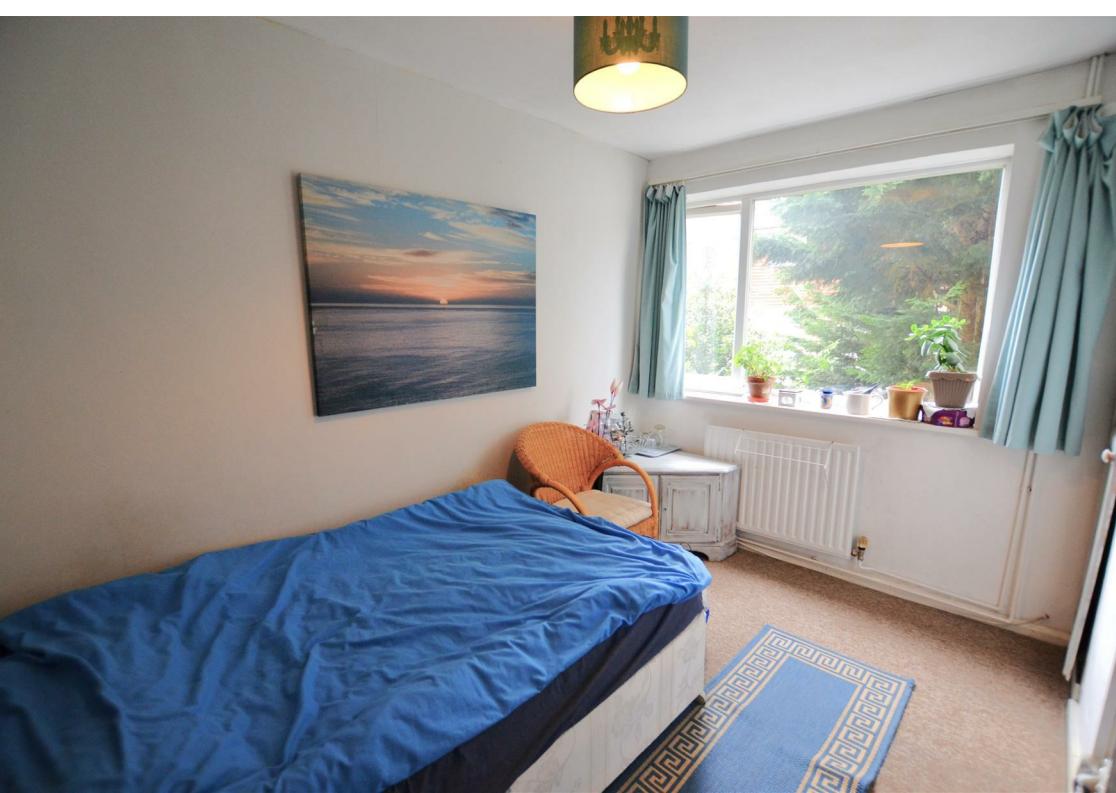
Deceptively spacious split level maisonette with garden, garage and driveway, situated just a short walk from the town centre, train station and schools.

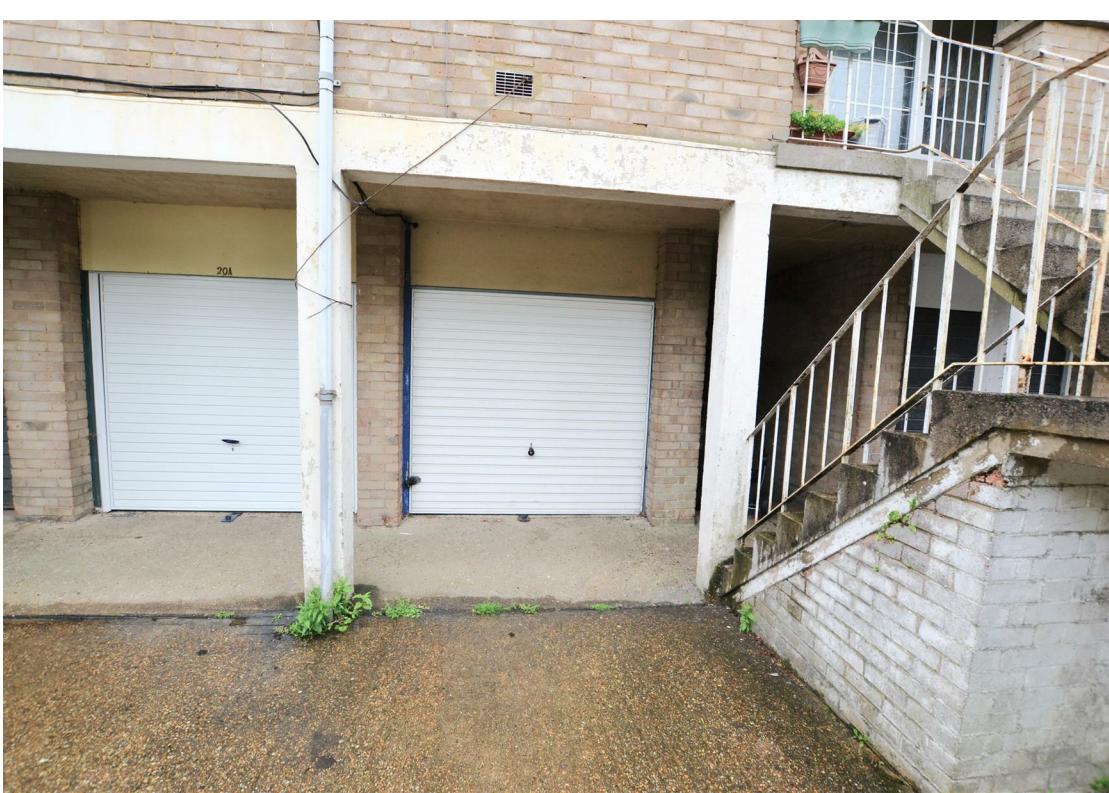
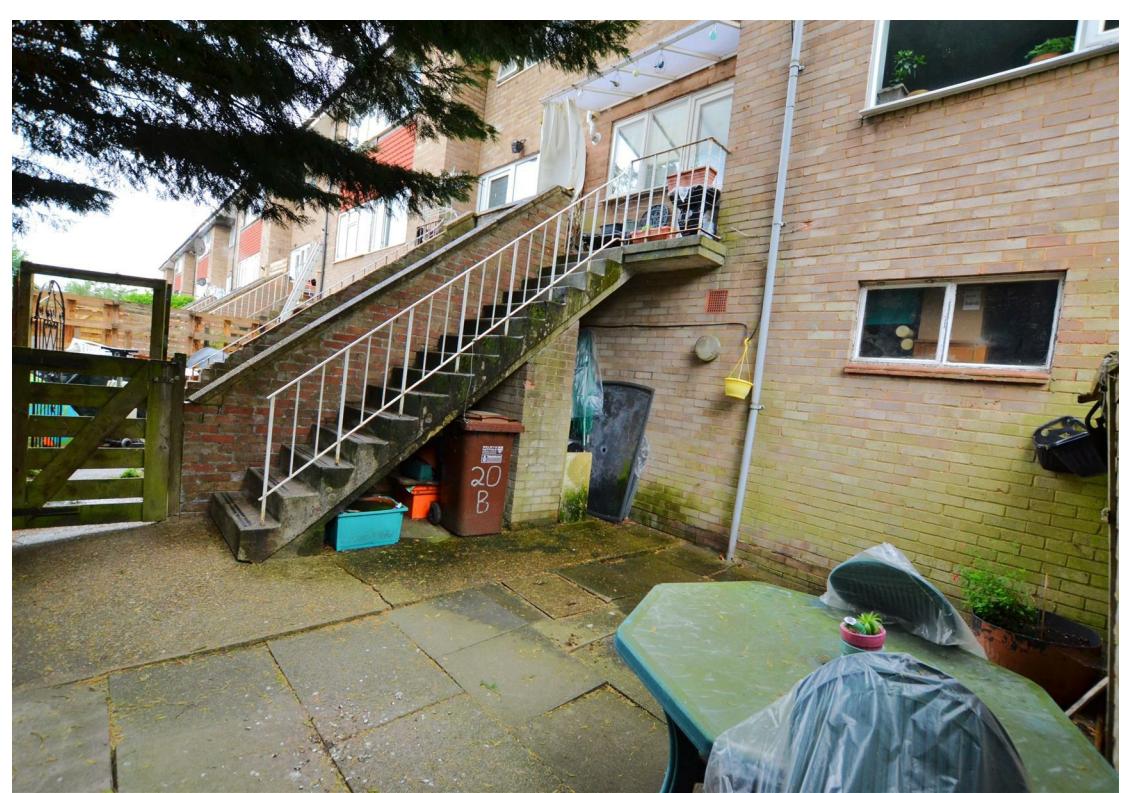
Offered chain free, the property has HMO consent if you wish to let to sharers, the accommodation briefly comprises of entrance hall, lounge, separate dining room, kitchen, three bedrooms and a bathroom and separate wc to the top floor. The property is double glazed and has gas radiator central heating.

There is a courtyard style garden to the rear, a private driveway to the front gives access to a garage.

Please call our sales team on 01707 270777.







#### Entrance Hall

Double glazed entrance door and window to front, radiator, tiled floor, stairs to first floor with cupboard under, door to:

#### Lounge

Double glazed window to front, radiator, door to dining room.

#### Dining Room

Double glazed window to rear, radiator, door to lounge.

#### Kitchen

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, space for cooker with extractor hood over, space for fridge/freezer and washing machine, larder cupboard, tiled floor, door to dining room and double glazed window and door to rear.

#### Gallery Landing

Access to loft, airing cupboard, doors to:

#### Bedroom One

Double glazed window to front, radiator, wardrobe recess.

#### Bedroom Two

Double glazed window to rear, radiator, wardrobe recess.

#### Bedroom Three

Double glazed window to front, radiator.

#### Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, complimentary wall tiling to full height, tiled floor, radiator, double glazed window to rear.

#### Separate Wc

Wc, tiled floor, double glazed window to rear.

#### Courtyard Garden

Paved with low maintenance in mind, raised flower bed, mature conifers, light, stairs to first floor landing with door to kitchen, side passage leading to the front.

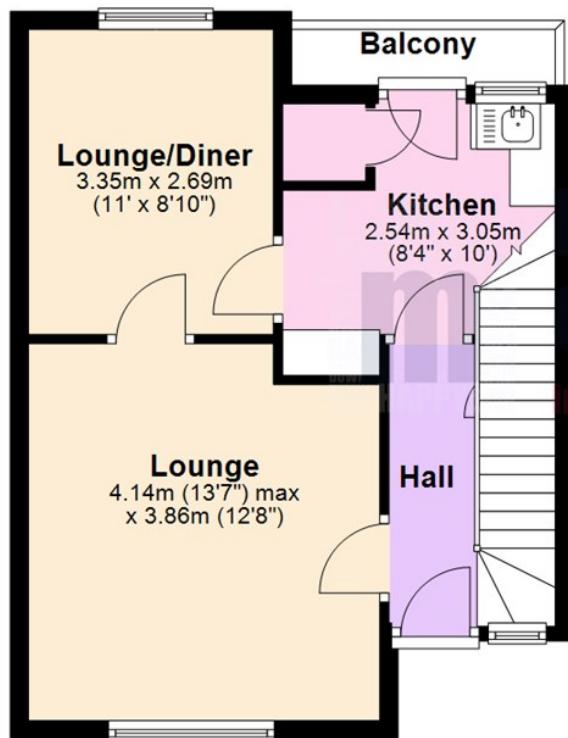
#### Driveway

Providing private parking for one vehicle and access to the garage.

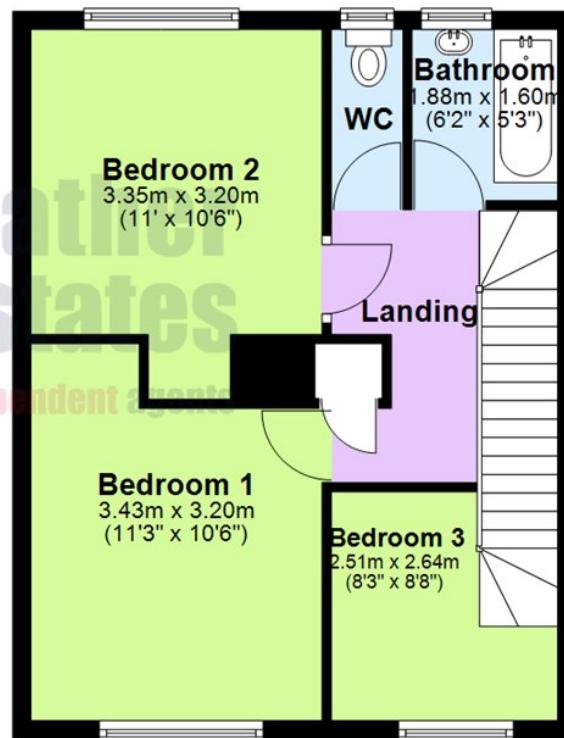
#### Garage

Up and over door to front.

## First Floor



## Second Floor



Total area: approx. 82.8 sq. metres (890.8 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.

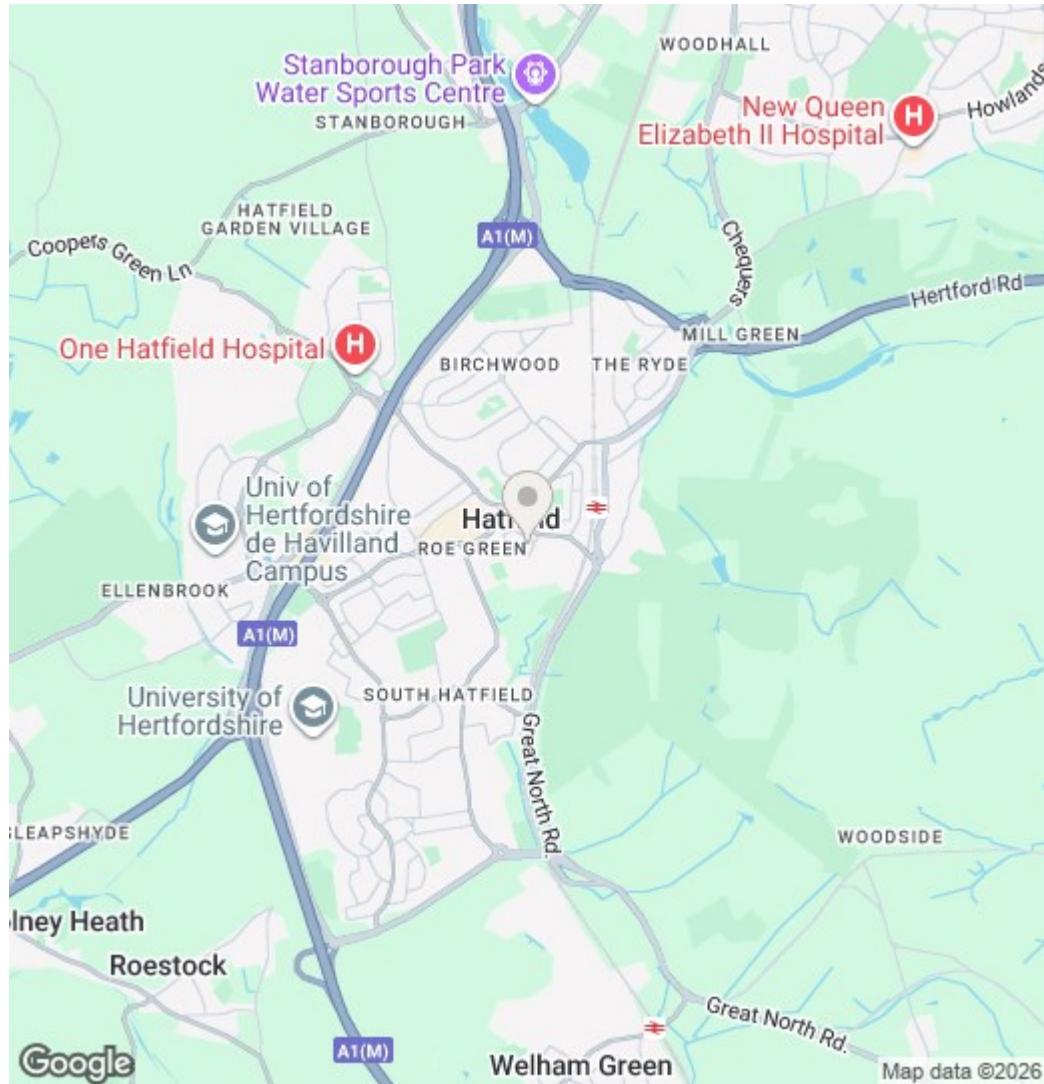
Plan produced using PlanUp.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
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.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



**27 Market Place, Hatfield, Hertfordshire, AL10 0U**  
**01707 270777 | hatfield@matherestates.com**