



Willow Way, Hatfield, AL10 9QD

£325,000



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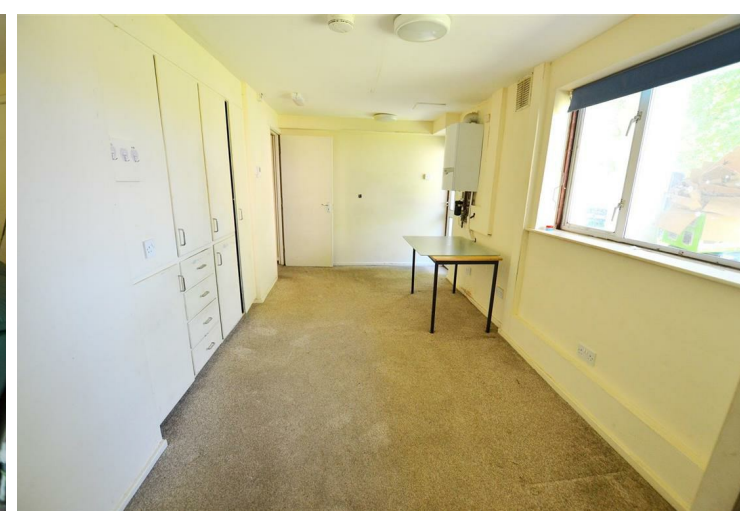
Willow Way, Hatfield

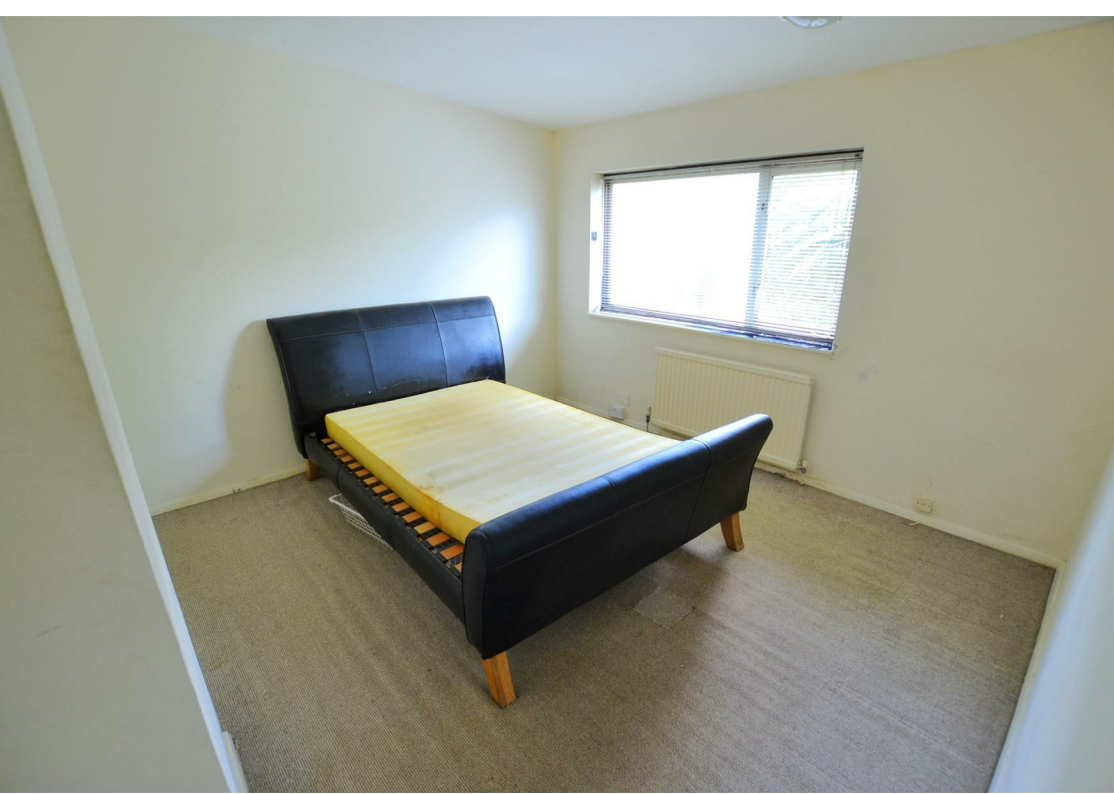
Three bedroom, two reception family home situated on the south side of town, offering great access to local shops and amenities and major road links.

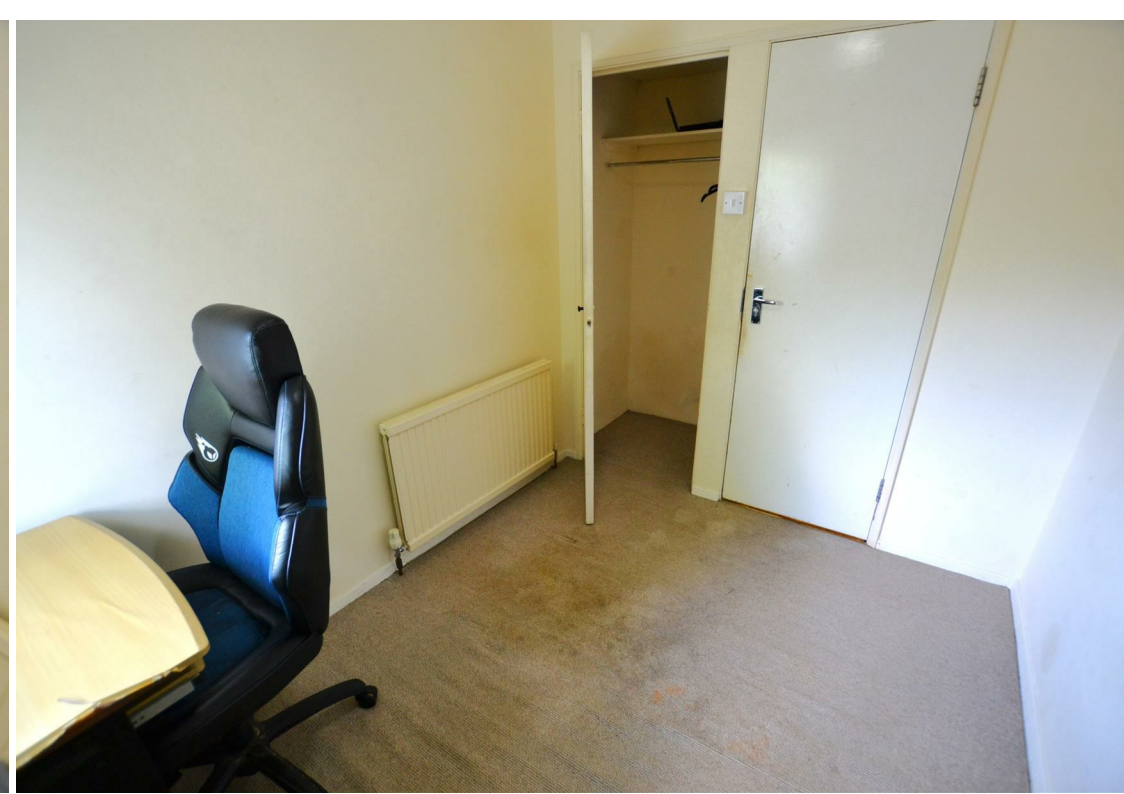
The property is offered chain free and briefly comprises of a lounge with patio doors to the rear garden, a separate dining room, refitted kitchen with built in appliances, three first floor bedrooms, all with built in cupboards, a refitted shower room and separate wc, double glazing and gas central heating to radiators.

Outside there is small garden area to the front and a private garden to the rear.

Please call our team on 01707 270777 for further information.







Dining Room

8 x 19

Double glazed window to front. radiator, storage cupboards, wall mounted gas fired boiler, further door to front, door to:

Refitted Kitchen

14'8 x 5'5

Refitted with a range of wall and base units, complimentary work surfaces and tiling, inset sink/drainer with mixer tap, built in stainless steel oven and hob with extractor hood over, space for fridge/freezer and washing machine, tiled floor, double glazed door to rear garden.

Inner Hall

Stairs to first floor, door to:

Lounge

14'4 x 13'3

Double glazed patio doors to rear, radiator.

Landing

Doors to:

Bedroom One

11'6 x 11'2

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two

11'6 x 9

Double glazed window to front, radiator, built in wardrobe.

Bedroom Three

8'6 x 7'3

Double glazed window to rear, radiator, built in wardrobe.

Refitted Shower Room

Refitted with a corner shower cubicle with sliding doors, wash hand basin with mixer tap, complimentary wall tiling, heated towel rail, extractor fan, double glazed window to front.

Separate WC

Dual flush wc.

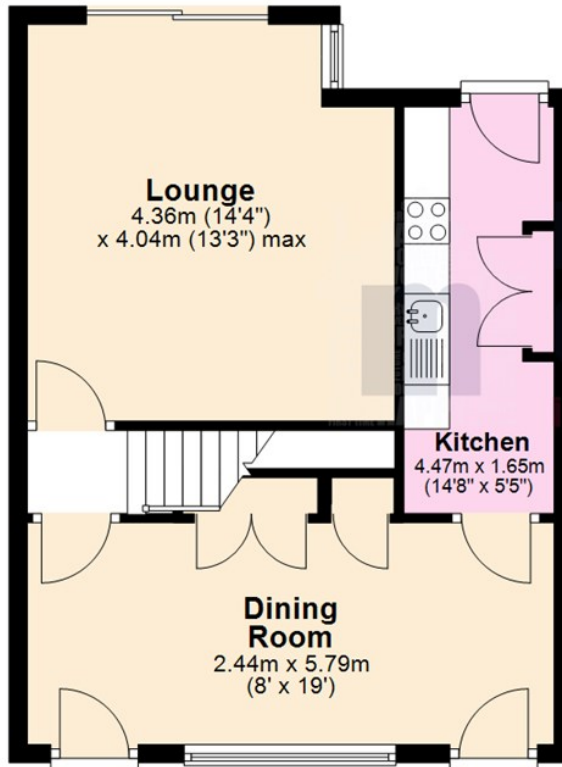
Front Garden

Path to front door with a small flower and shrub bed.

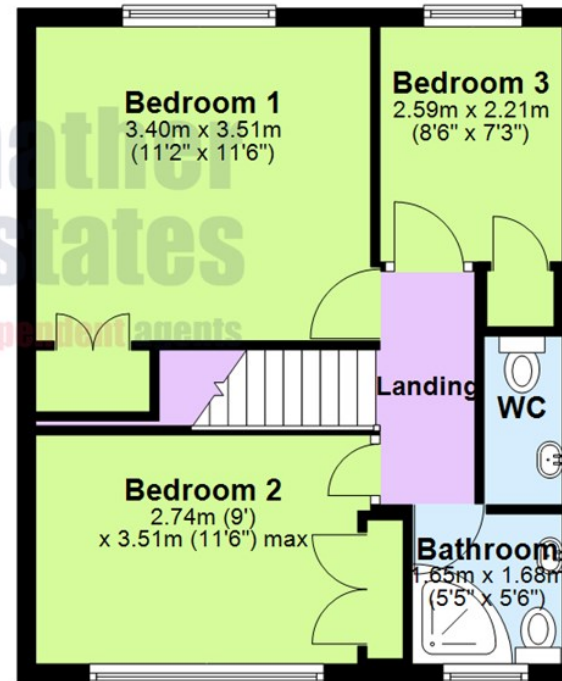
Rear Garden

Patio to the immediate rear, steps to lawn area, flower and shrub beds, various bushes and evergreens.

Ground Floor



First Floor

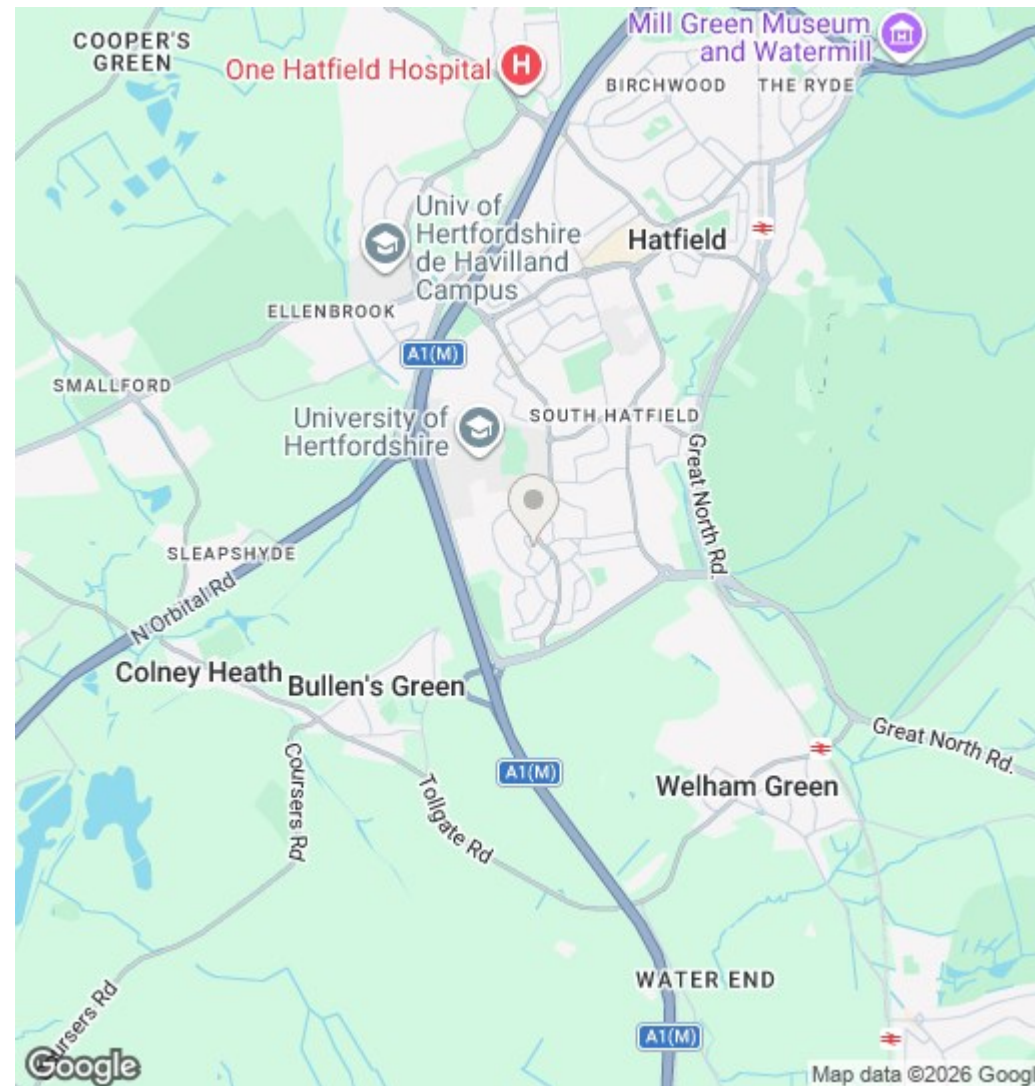


Total area: approx. 93.3 sq. metres (1004.3 sq. feet)

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 | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | 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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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