Breaks Road, Hatfield, AL10 8TR

£300,000

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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.

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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.

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