



Hillfield, Hatfield, AL10 0TY

£230,000



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## Hillfield, Birchwood, Hatfield

Two double bedroom split level maisonette situated in a cul de sac within the ever popular "Birchwood" area.

This deceptively spacious home has been much improved by our seller and briefly comprises of: entrance hall, refitted wc, 15' x 12' living room, refitted kitchen with built in appliances, two double bedrooms with built in wardrobes, refitted bathroom and double glazing throughout.

Outside there is a communal patio to the rear, a clothes drying area and private storage cupboard.

Please call us on 01707 270777 for further details.





**Entrance Hall**  
 Entrance door to front, wall mounted electric heater, storage cupboard, wood effect flooring, stairs to first floor, door to living room and opening to refitted kitchen.

**Refitted Wc**  
 Dual flush wc, wash hand basin with mixer tap, complimentary tiling to dado height, wood effect flooring, radiator, double glazed window to front.

**Refitted Kitchen**  
 9' x 8'4  
 Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset thermoplastic sink/drainers with mixer tap, inset stainless steel gas hob with oven under, integrated dishwasher, space for washing machine and fridge/freezer, wood effect flooring, storage cupboards, double glazed window to front.

**Living Room**  
 15' 2 x 12'10  
 Double glazed window to front, wood effect flooring, wall mounted electric heater, under stairs storage cupboard.

**Landing**  
 Access to loft, airing cupboard housing hot water cylinder with immersion heater, doors to:

**Bedroom One**  
 13'6 x 10'10  
 Double glazed window to rear, wall mounted electric heater, two built in double wardrobes.

**Bedroom Two**  
 11' x 8'9  
 Double glazed window to front, wall mounted electric heater, built in wardrobe.

**Refitted Bathroom**  
 Refitted with panel enclosed bath, mixer tap, shower over and glazed screen, vanity wash hand basin with mixer tap and mirror over, concealed cistern dual flush wc, complimentary wall tiling to full height, tiled floor, double glazed window to front.

**Outside**  
 Communal patio and drying areas to rear. Private storage cupboard.

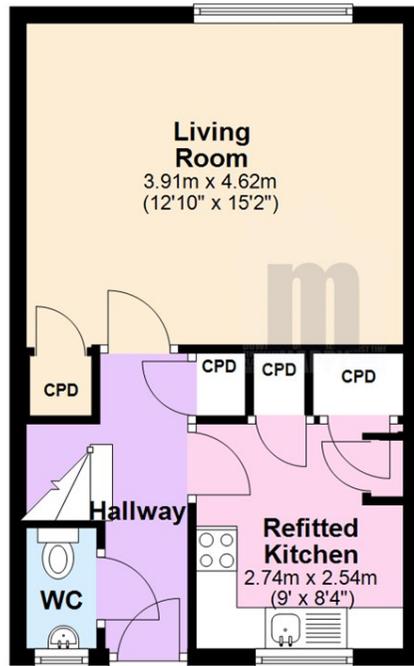
**Leasehold Information**  
 Lease Length: 86 years remaining.

**Ground Rent; £10 per annum with no reviews**

**Service Charge: Approximately £500 per annum including external building insurance.**

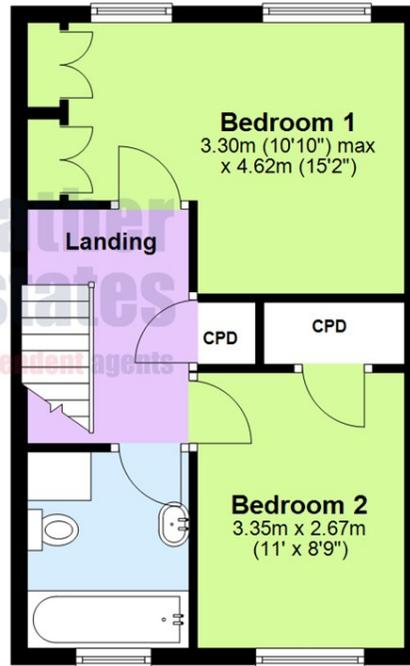
### First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



### Second Floor

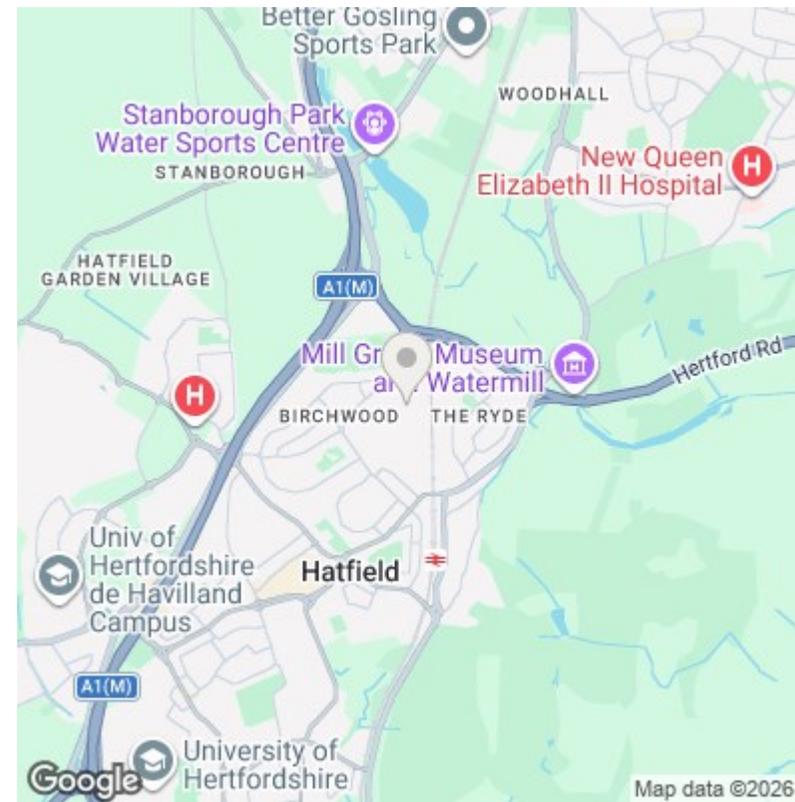
Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 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		67	70
(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 <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			
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.

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