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Cedar Road, Hatfield, Hertfordshire AL10 8NZ
£530,000

Looking for an annexe? This chain free, extended and refurbished family home may be the one you've been waiting for. The main house has been extended to the rear and offers an entrance porch and hallway, refitted ground floor shower room/wc, 20' lounge leading to a 12' dining room with doors to the rear garden, study/play room, 14' refitted kitchen, upstairs there are three double bedrooms and a refitted family bathroom/wc. The annexe is situated to the side of the main house and has its own independent access to both the front and rear. The accommodation briefly comprises of hallway, living room with door to garden, bedroom, refitted kitchen with appliances and a refitted shower room/wc.

Outside there are mature, well established gardens to both front and rear. There is also a driveway for three/four vehicles. Chain free sale. call 01707 270777 to arrange your viewing.



Entrance Porch

Part glazed entrance door, window to side, double doors to:

Entrance Hall

Stairs to first floor, radiator, cloaks cupboard, doors to:

Lounge

20'1 x 12' (6.12m x 3.66m)

Double glazed window to front, radiator, feature fireplace, door to kitchen and opening to:



Dining Room

12'6 x 7'9 (3.81m x 2.36m)

Double glazed patio doors leading to the rear garden, radiator.



Study/playroom

Double glazed window to front, radiator.



Refitted Shower Room

Fully tiled shower cubicle with folding door, wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, wood effect floor, extractor fan.



Refitted Kitchen

14'9 x 8'10 (4.50m x 2.69m)

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainer unit with retractable mixer tap, built in gas hob with oven under

and extractor hood over, space for American style fridge/freezer, dishwasher and washing machine, inset spotlights, door to annexe hallway, double glazed window to rear.



Landing

Access to loft, storage cupboard, doors to:

Bedroom One

12' x 10'9 (3.66m x 3.28m)

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

Bedroom Two

11'7 x 9'4 (3.53m x 2.84m)

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

Bedroom Three

12'2 x 8'2 (3.71m x 2.49m)

Double glazed window to front, radiator.

Refitted Bathroom

Refitted suite comprising of P shaped shower/bath with mixer tap, shower and glazed screen, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall tiling heated towel rail, extractor fan, inset spotlights.



work surfaces and tiled splash back, inset sink/drainer with mixer tap, inset hob with oven under and chimney style extractor hood over, space for washing machine, and fridge/freezer, wood effect floor.



Annexe

Hallway

Double glazed entrance door to front, wood effect floor, store room, electric radiator, double glazed window to side and door to rear garden, doors to:

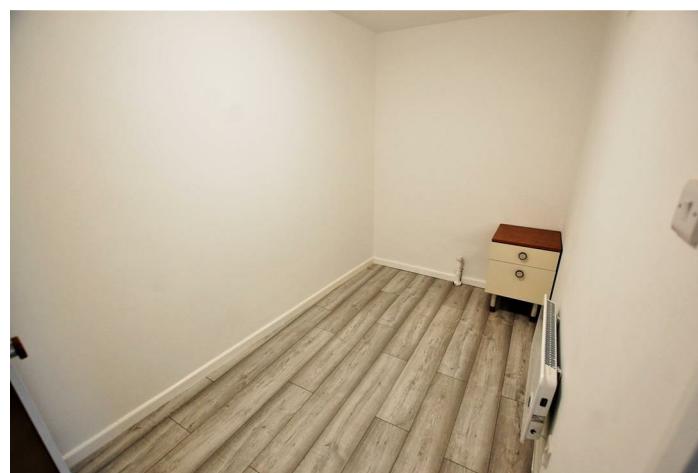
Living Room

Double glazed window and door to rear garden, electric radiator, wood effect floor.



Bedroom

Electric radiator, internal window to hallway, wood effect floor.



Refitted Shower Room

refitted suite comprising fully tiled double shower cubicle with sliding door, vanity wash hand basin with storage under and tiled splash back, dual flush wc, heated towel rail, extractor fan, internal window to store room.

Front Garden

Lawn area, mature flower and shrub beds, various evergreens, lighting, low level wall to front.

Driveway

Block paved and providing private off street parking for three/four vehicles.

Rear Garden

Well established garden which is mainly laid to lawn, patio area to immediate rear, mature flower and shrub beds, various evergreens, water tap, lighting.



Refitted kitchen

Refitted with a range of wall and base units, complimentary



Ground Floor



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.
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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	40	
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	