

17 Hillcrest AL10 8EZ

Guide Price £450,000

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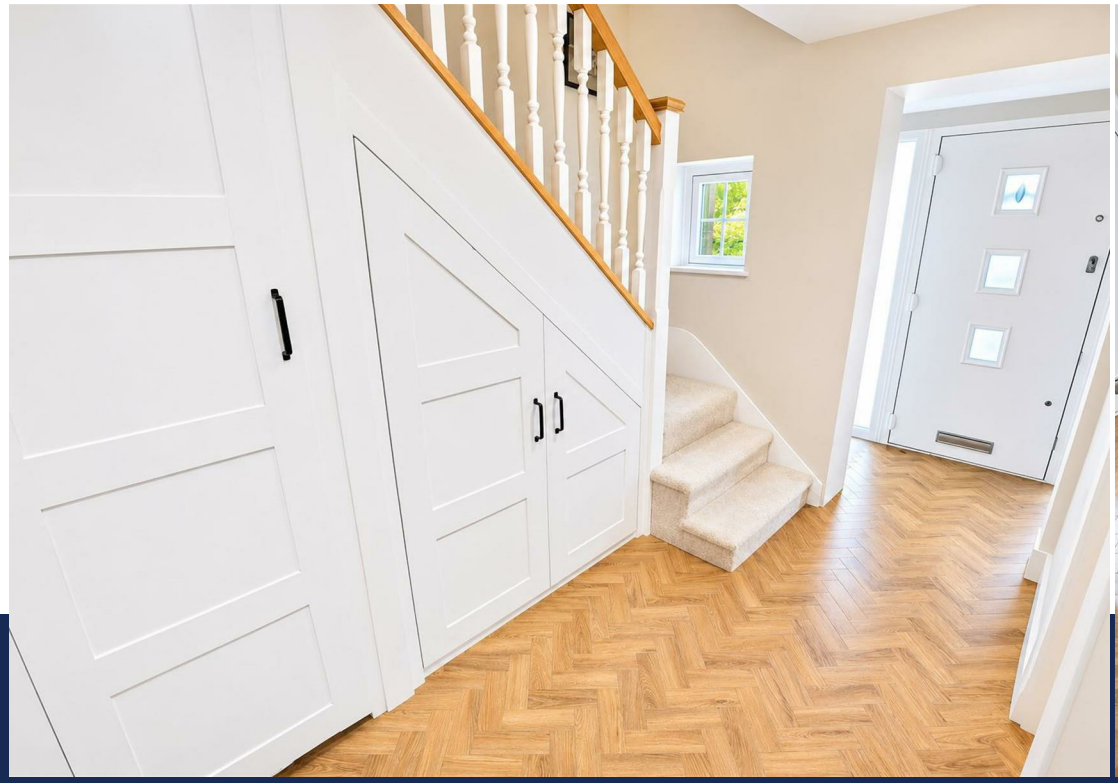
Guide Price £450.000-£460.000

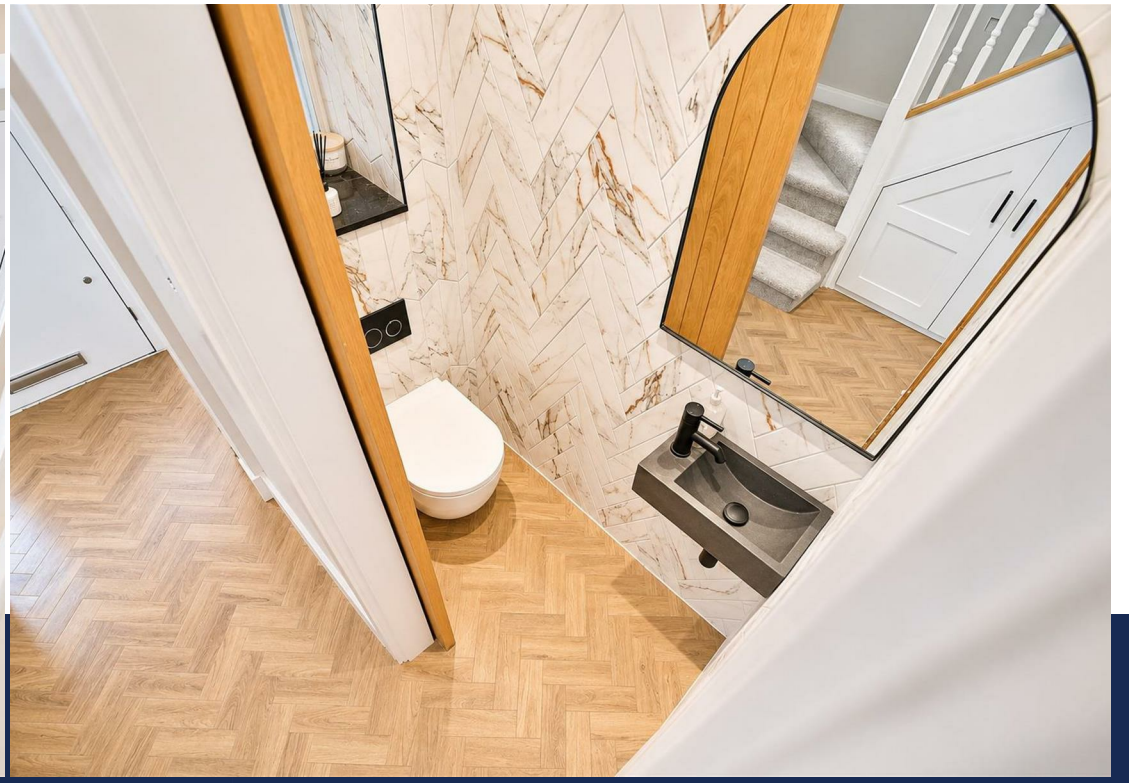
Deceptively spacious, refurbished end of terrace family home with the wow factor, benefiting from a detached home office/garden room and backing directly onto playing fields, within a short walk of local schools, town centre and train station.

This delightful family home has been extensively refurbished by the present owners over the last few years with too many improvement to mention, the property now comprises of entrance hall, a refitted ground floor wc, lounge, a stunning dual aspect refitted open plan kitchen/dining room with built in appliances and bi-folding doors leading to the rear garden, three first floor double bedrooms and a refitted bathroom/wc. The property is double glazed and has gas radiator central heating with a combination boiler.

Outside there are well established low maintenance gardens to both front and rear, with the rear garden offering great space for entertaining and backing directly onto playing fields accessed via a gate, there is also a detached home office/garden room.

Early viewing strongly advised to avoid disappointment, please call us on 01707 270777






















Henry

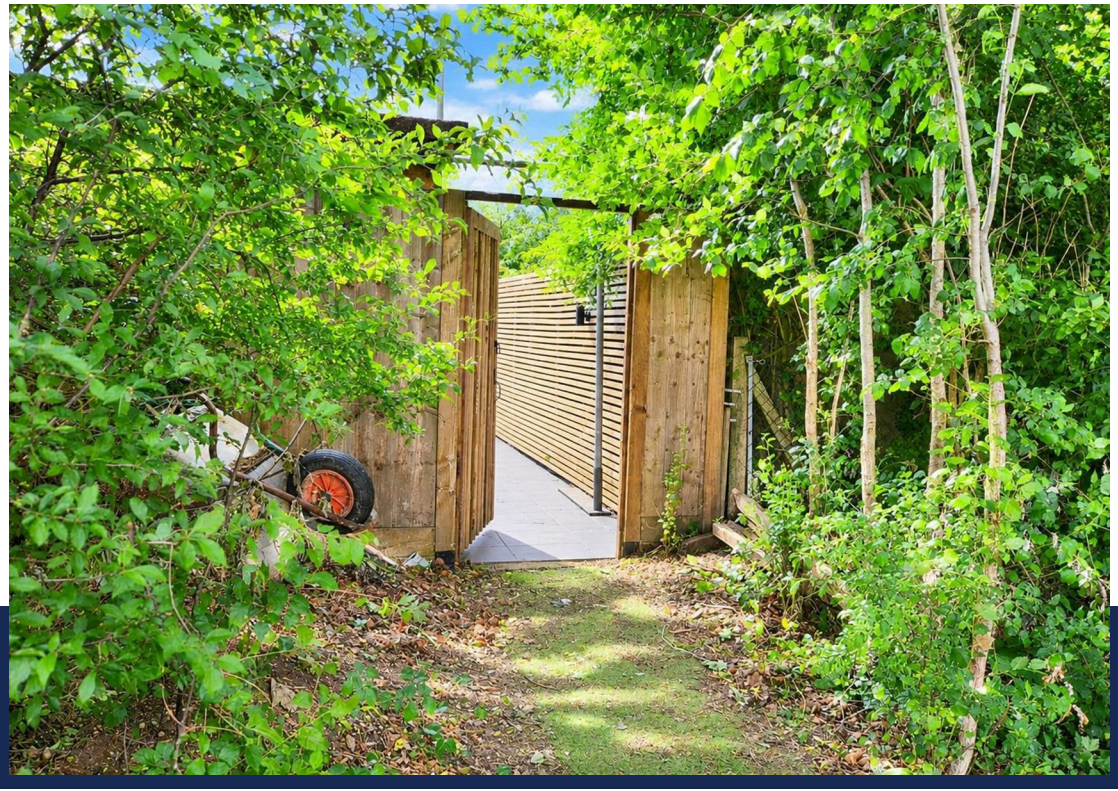














Entrance Porch

Entrance Hall
9'9" x 7'6"
Entrance door and double glazed windows to front, recessed down lights, underfloor heating, Parquet effect flooring, opening to:, stairs to first floor landing with cupboards under and recessed LED lighting, opening to kitchen/dining room and door to:

Refitted Ground Floor WC
4'6" x 2'3"
Refitted suite comprising of, concealed cistern dual flush wc, wash hand basin with mixer tap, complimentary wall tiling, underfloor heating, recessed down lights, extractor fan, Parquet effect flooring, internal window.

Open Plan Dual Aspect Refitted Kitchen/Dining Room
22'0" x 13'4"
Stunning dual aspect room with an extensive range of refitted base and wall units with complimentary worktops and tiled splash back, inset twin bowl enamel sink unit with mixer tap, space for a range style cooker with chimney style stainless steel extractor hood over, breakfast bar with lighting over, integrated dishwasher, washing machine and fridge/freezer, space for wine cooler, recessed down lights, underfloor heating, Parquet effect flooring, double glazed window to front and bi-fold doors opening onto the rear garden, opening to:

Lounge
16'3" x 11'8"
Double glazed bay window to rear, television recess, recessed down lights, underfloor heating, Parquet effect flooring.

Landing
Storage cupboard, access to loft, recessed down lights, doors to:.

Bedroom One
13'0" x 12'0"
Double glazed window to rear, radiator, recessed down lights.

Bedroom Two
10'0" x 12'0"
Double glazed windows to rear, built in wardrobe, radiator, recessed down lights.

Bedroom Three
8'8" x 12'0"
Double glazed window to front, raditor, recessed down lights.

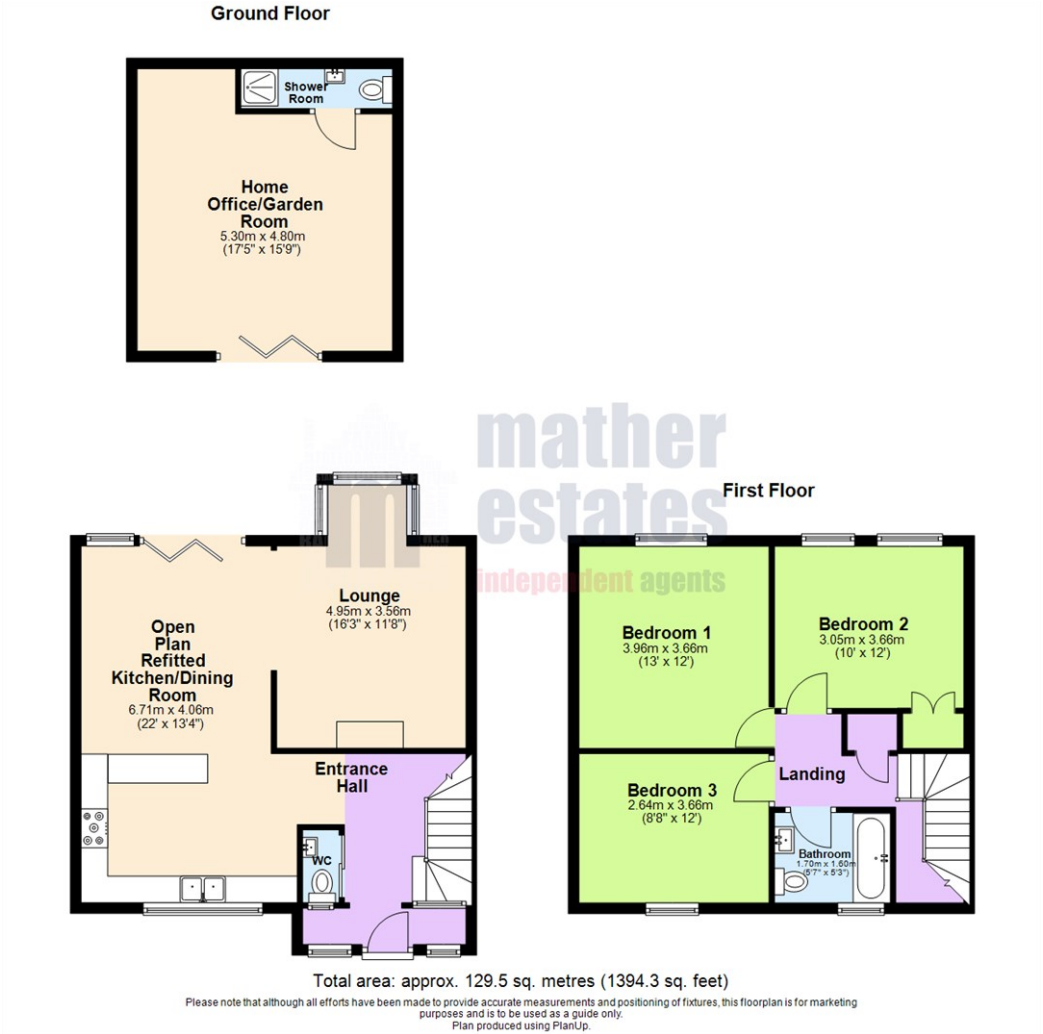
Refitted Bathroom
Refitted suite comprising of panel enclosed bath with mixer tap and shower attachment, rainfall shower over, folding glazed screen, concealed cistern dual flush wc, vanity wash hand basin with mixer tap and storage under, complimentary wall tiling, shelved recess with LED lighting, tiled floor, heated towel rail, recessed down lights, LED lighting, double glazed window to rear.

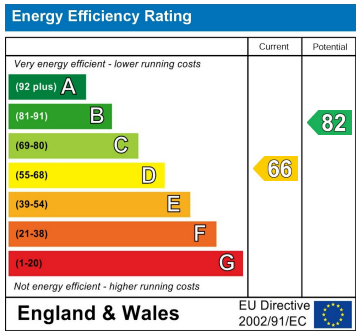
Home Office/Garden Room
17'5" x 15'9"
Double glazed bi-fold door to front, power points, recessed down lights, door to;

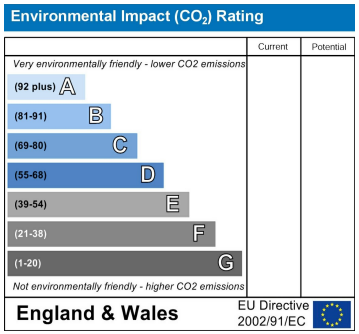
Shower Room/wc
2'6" x 9'4"
Refitted suite comprising of double shower with rainfall and handheld showers, vanity wash hand basin with mixer tap and storage under, dual flush wc, recessed down lights.

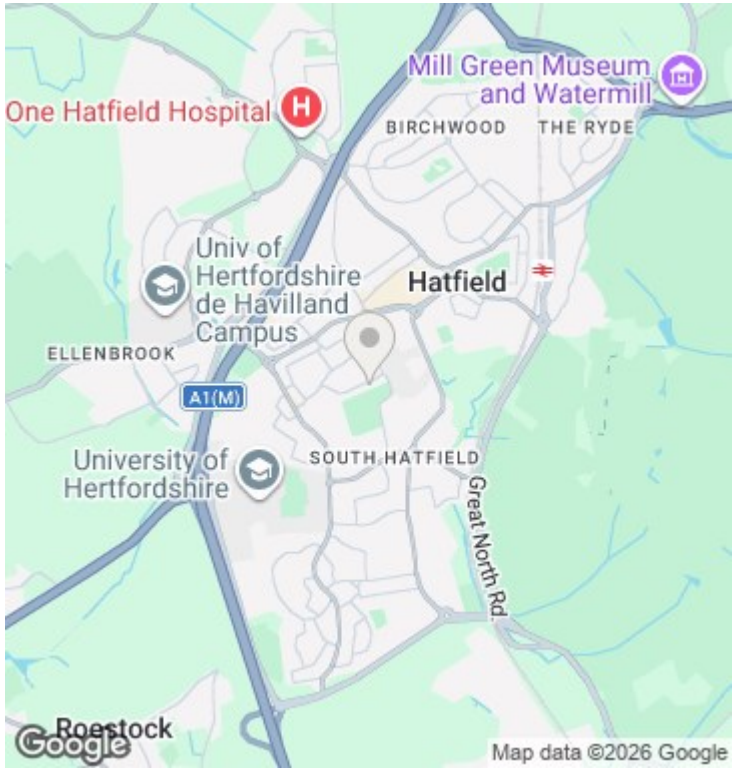
Southerly Facing Garden
Designed for easy maintenance with full width patio to the immediate rear extending to an artificial lawn, hot and cold water water taps, exterior lighting, power points, home office/garden room, gate to rear leading to Roe Hill playing fields.

Front Garden
Designed with low maintenance in mind, full width bloc paved, raised flower bed, water tap, lighting, power points, steps leading to front door.









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.

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