



Church Lane, Old Hatfield, AL9 5HX

£375,000



2



1



1

## Church Lane, Old Hatfield

Spacious two bedroom end terrace house situated in the historic "Old Hatfield" just a short walk from the train station, local amenities and the "Hatfield House Estate".

This chain free home requires some modernisation and briefly comprises of entrance hall, good size lounge/diner, refitted kitchen, landing with access to loft, two bedroom and a bathroom/wc. The property is double glazed and has gas radiator central heating.

Externally there is an enclosed private garden to the rear, to arrange your viewing please call our team on 01707 270777.







#### **Hall Way**

5'5 x 10'5

Part double glazed entrance door to front, radiator, stairs to first floor landing, doors to:

#### **Refitted Kitchen**

9'5 x 9'1

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless sink/drainers with mixer tap, fitted oven and four ringed hob with stainless steel chimney style extractor hood over, space for washing machine, dishwasher and fridge/freezer, radiator, double glazed window to front, radiator, double glazed window to front.

#### **Lounge/Diner**

14'9 x 11'7

Double glazed window and french doors to rear garden. radiator, power points, tv point feature fire place, built in understairs cupboard.

#### **First Floor Landing**

11'4 x 5'9

Double glazed window to side. Airing cupboard housing immersion heater with storage over, doors to:

#### **Bedroom One**

12'4 11'8

Double glazed window to rear garden and Hatfield House grounds, built in cupboards, power points, radiator.

#### **Bedroom Two**

9'6 x 7

Double glazed window to front, radiator, downlighters, powerpoints, recess for wardrobe space.



#### **Bathroom/Wc**

7'8 x 6'8

Panel enclosed bath, pedestal wash hand basin with stainless steel taps, low level WC, complimentary wall tiling and splashbacks, radiator, extractor fan double glazed window to front.

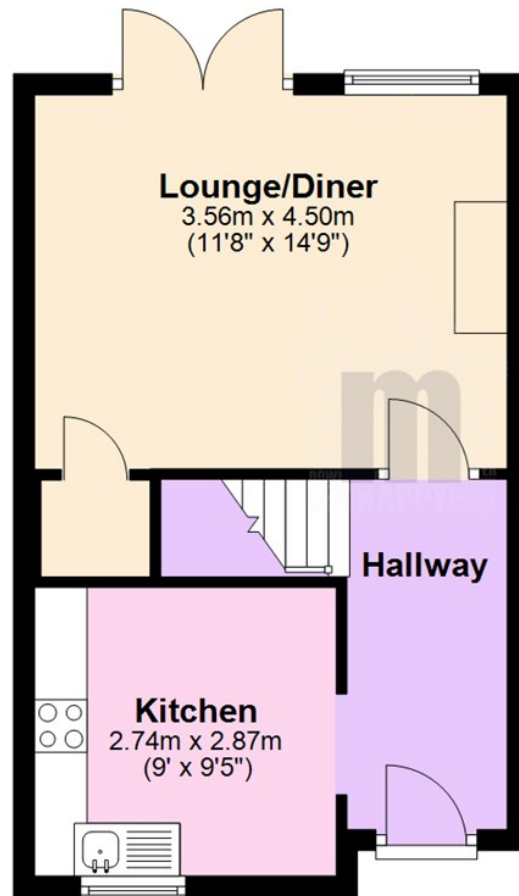
#### **Rear Garden**

Patio to immediate rear extending to lawn, water tap, fenced to boarders with gated rear access

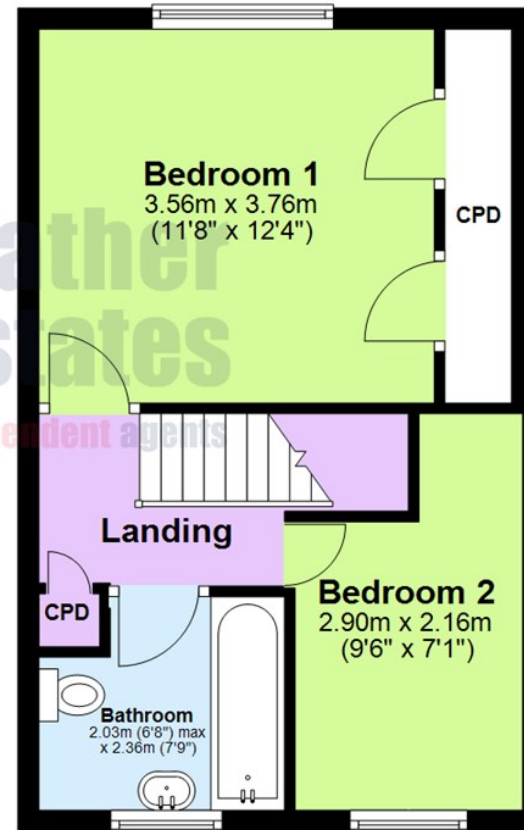
#### **Parking**

Allocated parking spaces

## Ground Floor




## First Floor




**Total area: approx. 68.9 sq. metres (741.3 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.

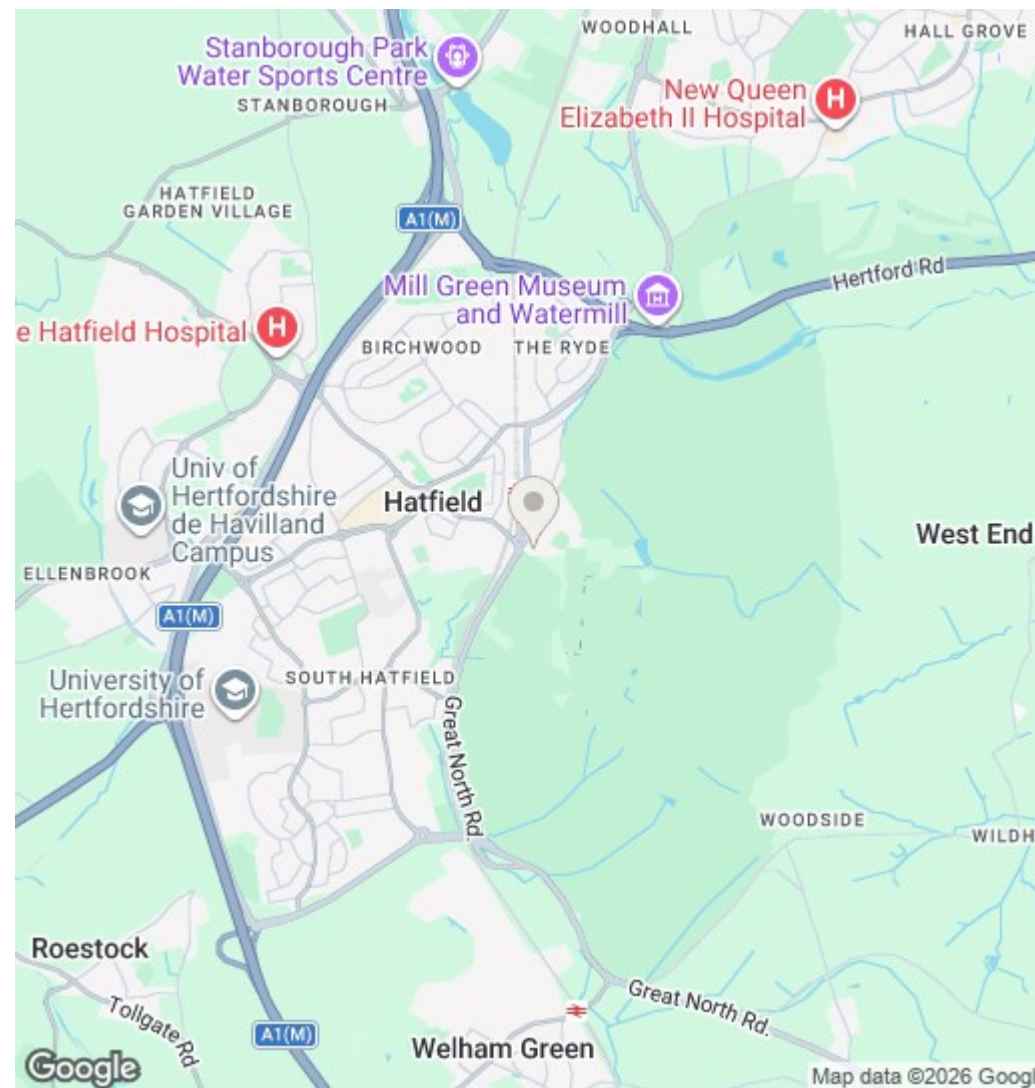
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**mather**  
**estates**  
independent agents



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**