



6 Landbeach AL7 2QB  
£600,000



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Superbly presented three bedroom detached family home, situated at the end of a peaceful cul-de-sac in the ever popular "Panshanger" area, within a short walk of playing field and parkland.

Having been built in 2021 with one owner from new, the property is still under NHBC warranty, and is conveniently located close to schools, shops and various amenities, this delightful home briefly comprises of entrance hall, ground floor wc, a dual aspect living room with doors leading to the rear garden, kitchen with integrated appliances, matching utility room, a gallery landing, master bedroom with built in wardrobes and an en-suite, two further bedrooms, family bathroom. The house is double glazed and has gas radiator central heating with combination boiler.

The garden is private and secluded, it has been landscaped with low maintenance in mind, there is a great size patio with integrated lighting, fabulous for entertaining, a further garden area to the side also provides gated access back to the front. there is a private driveway for two vehicles to the front.

Early viewing strongly advised, please call us on 01707 270777.











#### Entrance Hall

Entrance door to front, radiator, Amtico flooring, recessed spotlights, cloaks cupboard, stairs to first floor, doors to:

#### Wc

Concealed cistern dual flush wc, vanity wash hand basin with mixer tap and cupboard under, part paneled wall to dado height, complimentary tiling, heated towel rail, recessed spotlights Amtico flooring, window to side.

#### Dual Aspect Living Room

Dual aspect room with windows to front and side, double doors leading to the rear garden, two radiators, Amtico flooring, under stairs storage cupboard.

#### Kitchen

Fitted with a range of wall and base units, contrasting work surfaces with concealed lighting, complimentary up stands and glass splash back, inset one and a half bowl sink/drainage with mixer tap, inset induction hob with chimney style extractor hood over, built in double oven, integrated fridge/freezer and dishwasher, recessed spotlights, Amtico flooring, radiator, window to rear, opening to:

#### Utility Room

Fitted base units, contrasting work surface with complimentary up stand and glass splash back, inset sink/drainage unit and mixer tap, space for washing machine, cupboard housing wall mounted gas fired combination boiler, recessed spotlights, Amticoflooring, radiator, door to rear.,

#### Galleried Landing

Access to loft, window to front, doors to:

#### Master Bedroom

Window to rear, built in wardrobes, radiator, door to:

#### En-Suite

Comprising of a tiled shower cubicle with glass front and door, concealed cistern dual flush wc, wash hand basin with mixer tap, concealed cistern dual flush wc, complimentary tiling, wood effect flooring, recessed spotlights, heated towel rail, extractor fan.

#### Bedroom Two

Window to side, radiator.

#### Bedroom Three

Window to front, radiator, paneled wall to dado height.

#### Family Bathroom

Comprising of panel enclosed bath with mixer tap and shower, glazed screen, wash hand basin with mixer tap, concealed cistern dual flush wc, complimentary tiling, recessed spotlights, heated towel rail, glass fronted storage cabinet, wood effect flooring, window to side.

#### Front Garden

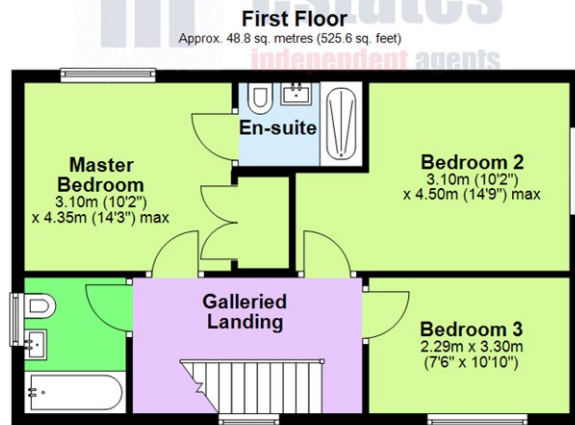
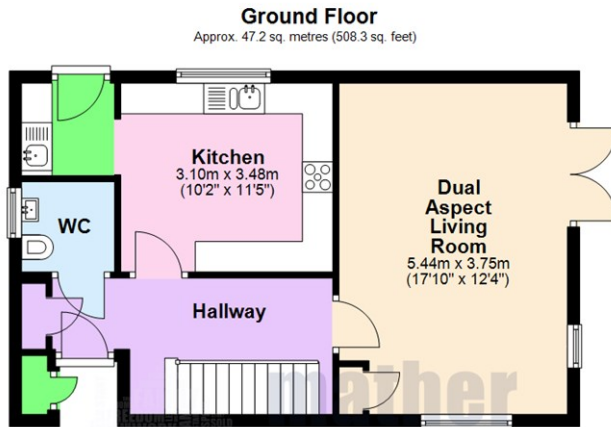
Flower and shrub beds, various evergreens, path to front door, gate to rear providing access to the rear garden.

#### Driveway

Providing private off street parking for two vehicles.

#### Secluded Rear & Side Garden

Private secluded garden which has been landscaped with low maintenance in mind, full width patio to the immediate rear with lighting, lawn area, flower and shrub beds, further area to side with flower and shrubs bed, lighting, water tap, power point, gate providing access to the side/front.



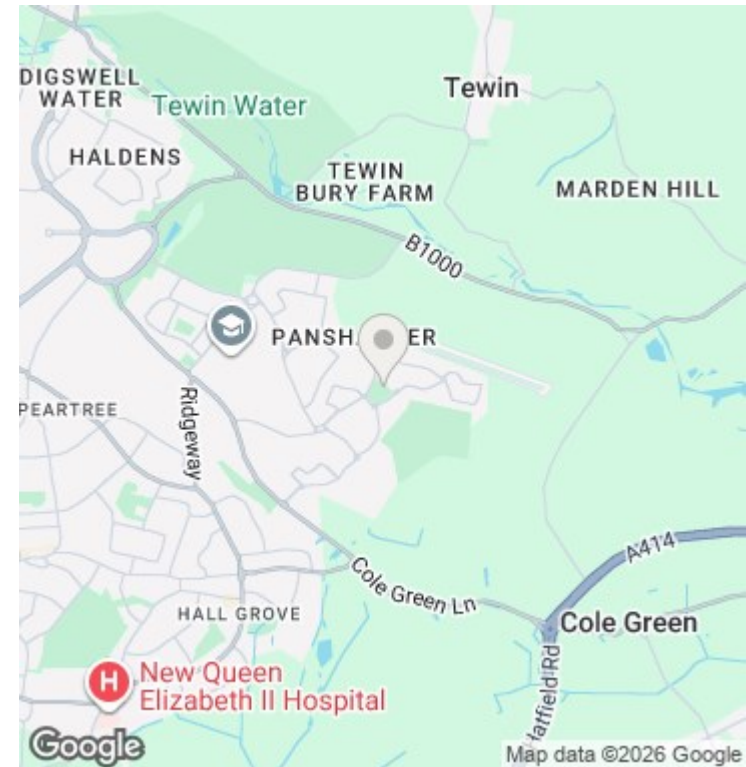
Total area: approx. 96.0 sq. metres (1033.9 sq. feet)

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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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