



56 Holloways Lane AL9 7NS
Chain Free £610,000



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Superbly presented two double bedroom detached bungalow with three reception rooms, two bathrooms and a large driveway, just a short walk to the train station, village centre and school.

This delightful bungalow has been much improved over recent years and is now offered for sale with no onward chain.

The property briefly comprises of entrance hall, open plan living area providing lounge with feature fireplace and doors to conservatory, separate dining room with doors to rear garden, conservatory with doors to rear garden, a refitted kitchen with integrated appliances, two double bedrooms, master with refitted en-suite and both with fitted wardrobes, refitted family bathroom, double glazing and gas radiator central heating.

Outside there are low maintenance gardens to both front and rear, with the rear having a detached brick built outbuilding, and the front providing private off street parking for several vehicles.

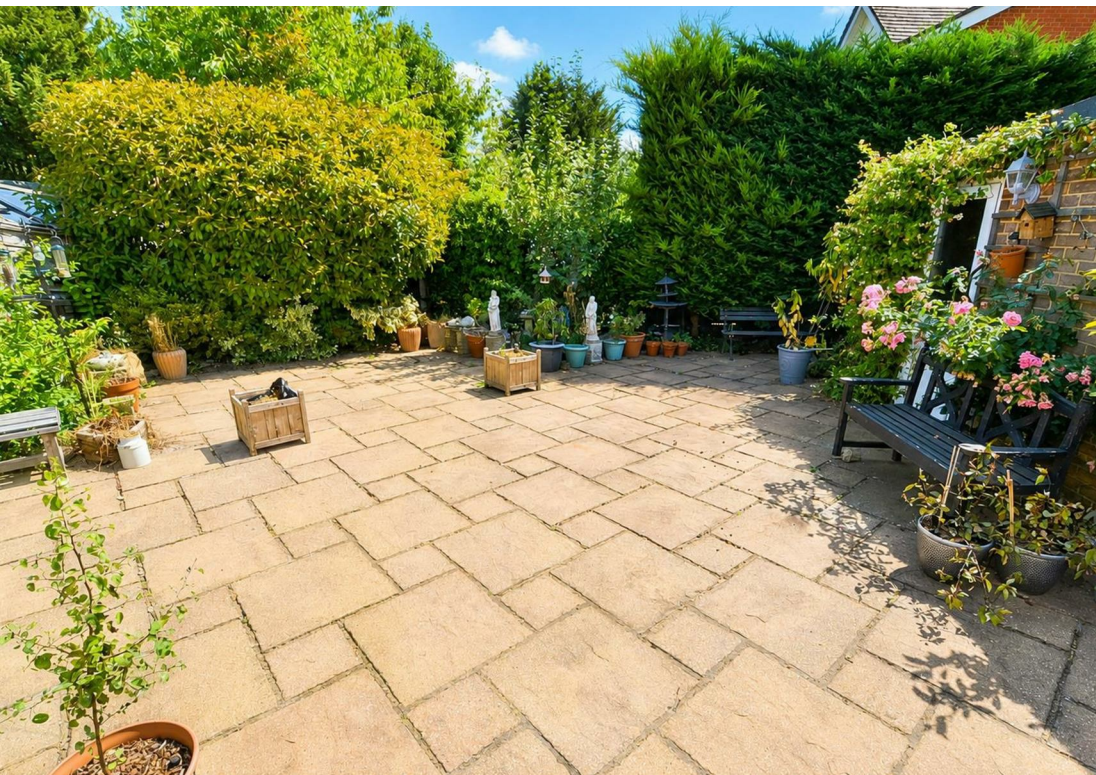
For further information please call our team on 01707 270777











Entrance Hall
15'9" x 6'7"
Double glazed entrance door to front, radiator. wood effect flooring.

Lounge
16'2" x 11'6"
Feature fireplace, wood effect flooring, radiator, recessed spotlights, doors to conservatory and opening to dining room.

Dining Room
18'2" x 9'8"
Double doors with windows to side leading to the rear garden, radiator, recessed spotlights, wood effect flooring, door to kitchen.

Conservatory
10'7" x 12'4"
Double doors to rear garden, tiled floor, radiator.

Refitted Kitchen
16'0" x 6'7"
Refitted with a range of wall and base units, glass fronted display cabinets, complimentary work surfaces with concealed lighting and splash back, inset sink/drainage with mixer tap, inset hob with oven under and integrated extractor hood over, integrated microwave, fridge/freezer, washing machine and dishwasher, tiled floor, recessed spotlights, radiator, roof lantern, window to rear.

Bedroom 1
11'6" x 12'1"
Bay window to front, full width built in wardrobes, radiator. recessed spotlights, door to:

Refitted En-suite
2'11" x 12'1"
Comprising of shower cubicle, vanity sink with mixer tap and cupboard under, dual flush wc, complimentary wall and floor tiling, recessed spotlights, heated towel rail, window to side.

Bedroom 2
13'7" x 11'6"
Bay window to front, full width built in wardrobes, radiator, recessed spotlights.

Refitted Bathroom
5'0" x 8'8"
Comprising of panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap and cupboard under, concealed cistern dual flush wc, complimentary wall and floor tiling to full height, recessed spotlights, heated towel rail, window to side.

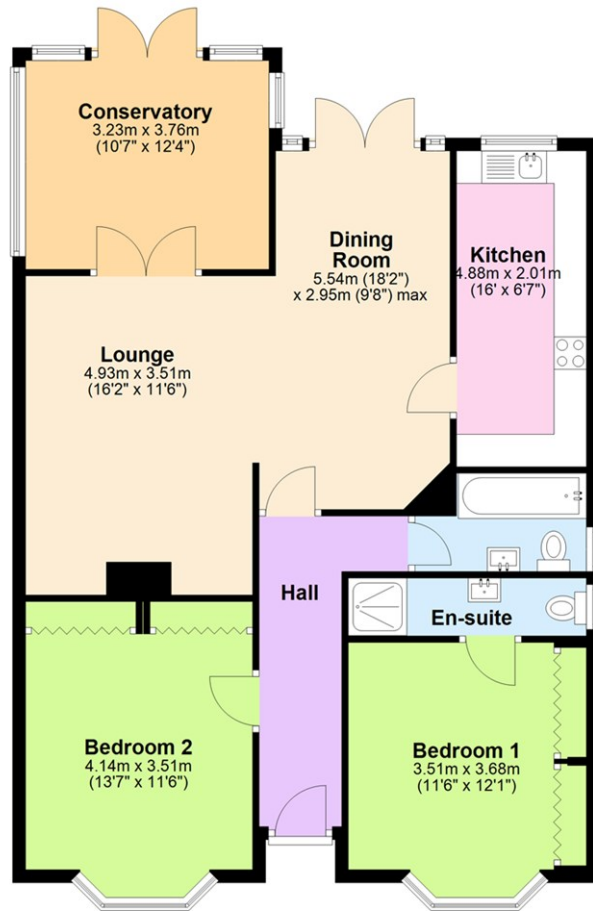
Low Maintenance Rear Garden
Approximately 30' and designed with low maintenance in mind, paved, flower bed border, lighting, water tap, brick built outbuilding with door to front, window to side and power and light, fencing and evergreens to boundaries.

Front Garden
Flower and shrub borders, bushes and evergreens, fencing and shrubs to boundaries

Private Driveway
Offering private off street parking for several vehicles/

Ground Floor

Approx. 100.9 sq. metres (1085.6 sq. feet)

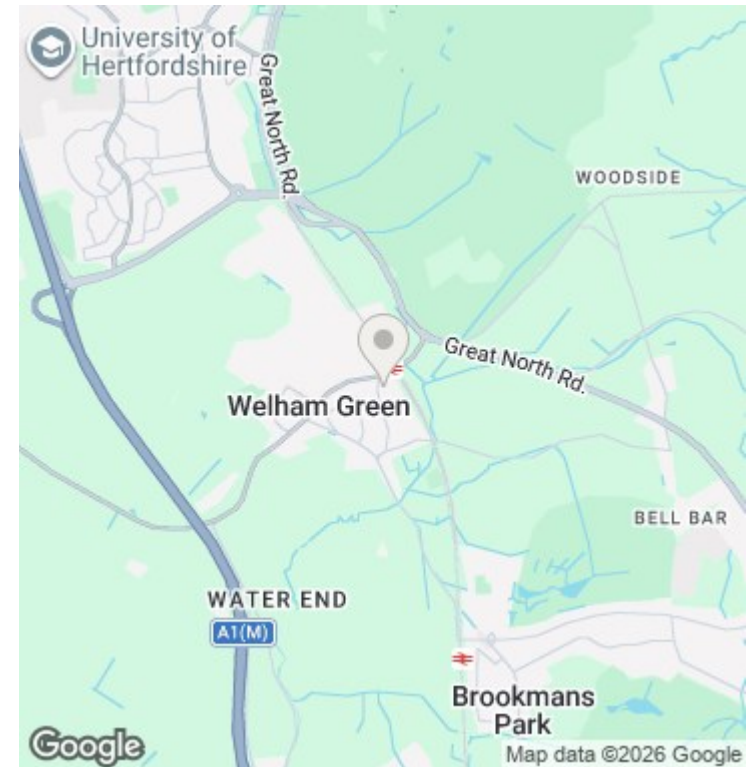


Total area: approx. 100.9 sq. metres (1085.6 sq. feet)



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		
(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	



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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