



Days Close, Hatfield, AL10 0SD

£300,000



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Days Close, Hatfield

Guide Price £300,000-£325,000

Three bedroom family home or great investement opportunity, with great access to major road links, close to town centre, university, local parks, numerous schools are also within walking distance.

The property briefly comprises of entrance hall, lounge, conservatory with doors to garden, kitchen/diner with a door to garden, three first floor bedrooms and family bathroom. The house is double glazed and has gas radiator central heating.

The front offers a space for permit parking. Good sized rear garden with patio immediately to the rear.

Please call our team on 01707 270777 for further information or to book your viewing.







Entrance Hall

Double glazed entrance door to front, stairs to first floor with recess under, radiator, door to:

Lounge

13'10" x 10'10"

Double glazed bay window to front, radiator, television and telephone points, feature fireplace.

Kitchen/Diner

9 x 17'2"

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainage with mixer tap, oven with stainless steel extractor hood over, space for washing machine, dryer and fridge/freezer, tiled flooring, double glazed window to rear. door to rear, open plan to:

Conservatory

9'6" x 8'7"

Window to rear, window to side doors to rear garden.

Landing

Access to loft, airing cupboard, doors to:

Bedroom One

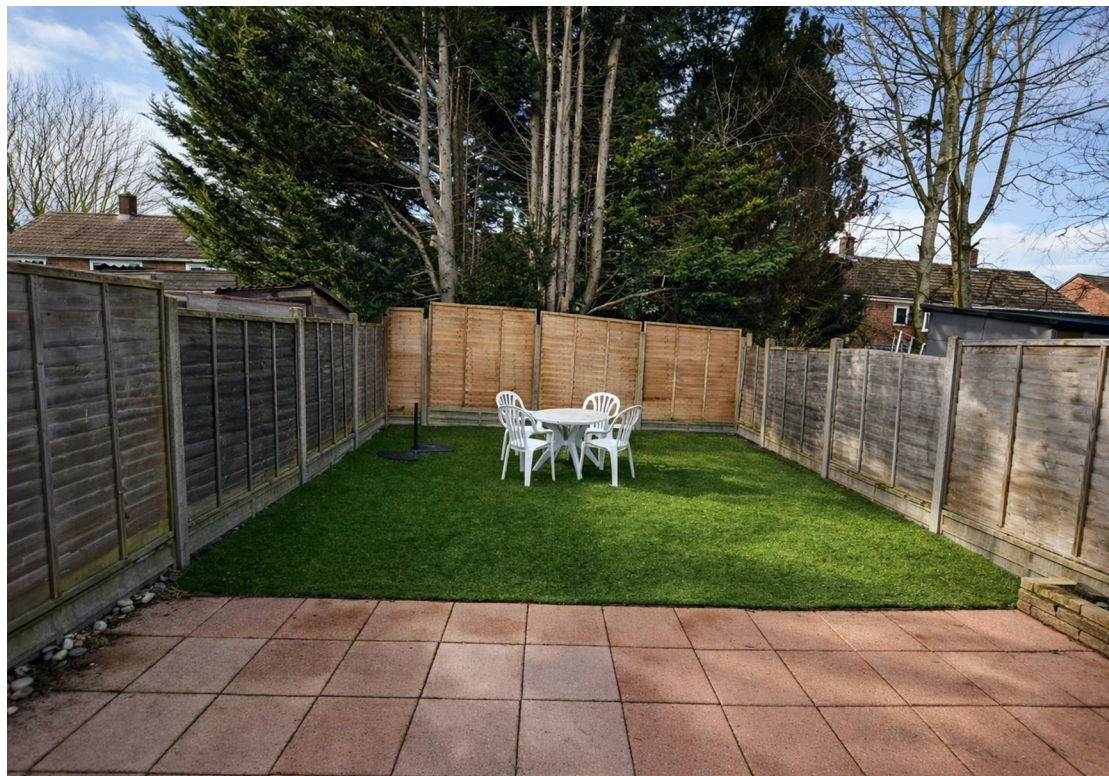
10'1" x 9'1"

Double glazed window to rear, two built in wardrobes, radiator.

Bedroom Two

10'4" x 7'5"

Double glazed window to front, Storage cupboard, radiator.



Bedroom Three

6'9" x 9'5"

Double glazed window to front, radiator.

Bathroom

6 x 7'9"

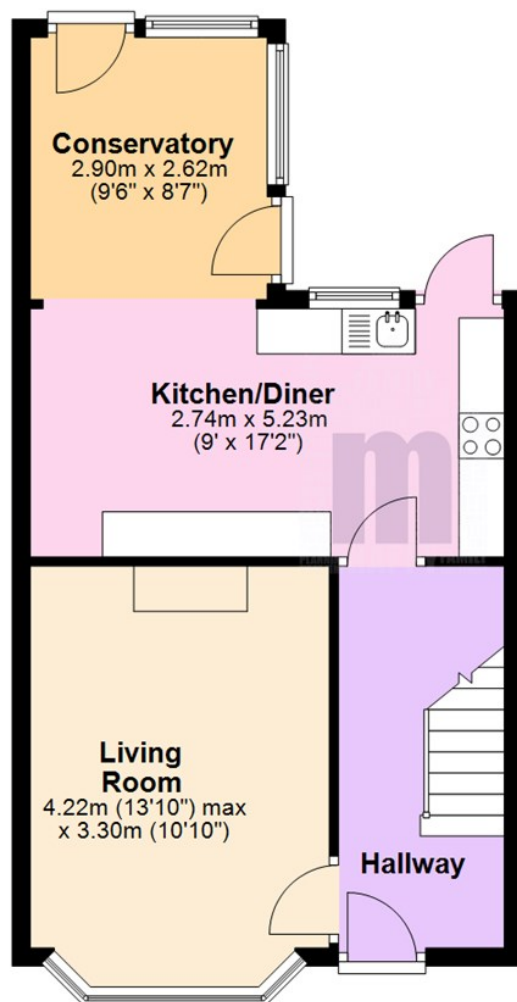
Comprising of panel enclosed bath with mixer tap and hand held shower over, pedestal wash hand basin with stainless steel taps, dual flush wc, complimentary wall tiling to full height, storage cupboard, heated towel rail, double glazed windows to rear.

Garden

Designed for easy maintenance with full width patio to the immediate rear extending to an artificial lawn, brick built shed with power, hot and cold water taps, exterior lighting, power points, side access.

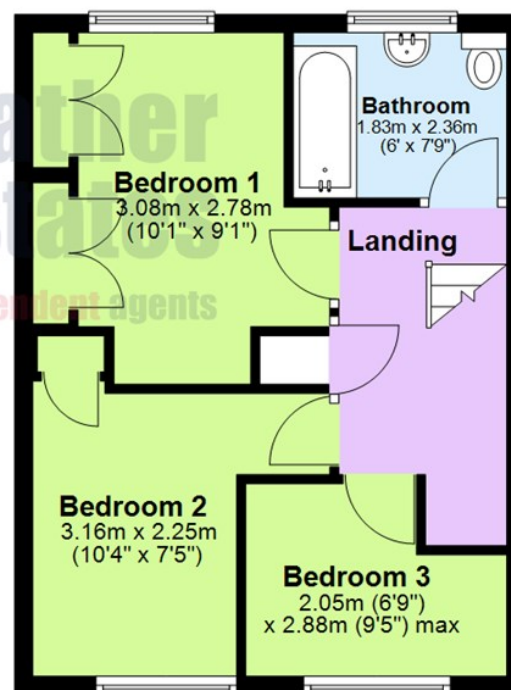
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)




First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

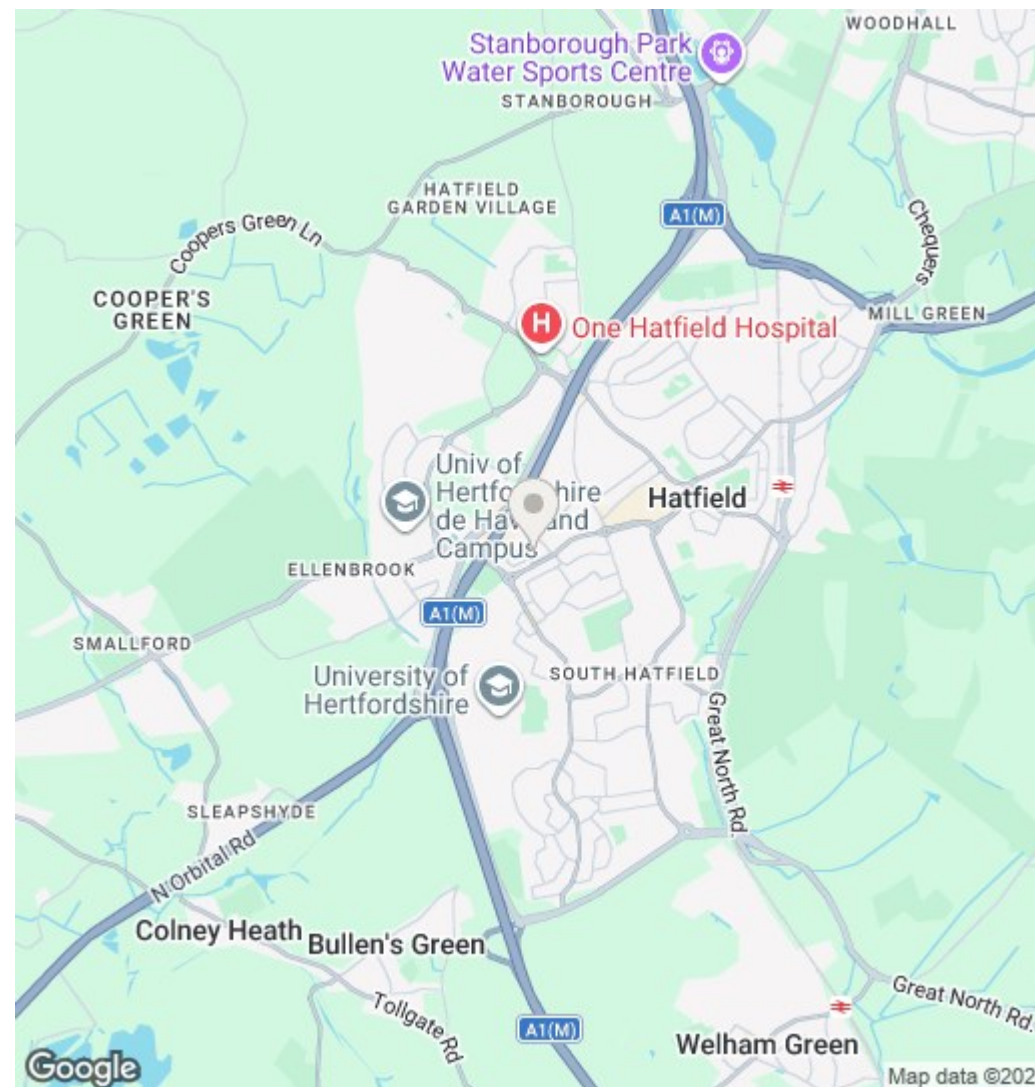
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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



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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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