

36 Woods Avenue AL10 8NA

Chain Free £550,000

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A substantial four-double bedroom detached family home situated in the highly desirable Birds & Trees area of Hatfield. A fantastic example of a classic 1960s property, it features spacious, well-balanced rooms filled with natural light, thanks to its large windows.

This spacious home provides an excellent opportunity for buyers seeking space, flexibility, and potential. With generously sized, light-filled rooms, it's perfectly suited for modernization and enhancement.

With planning permission for a loft conversion (planning ref: S6/2009/2227/FP), the home offers exceptional scope for refurbishment, reconfiguration, and value enhancement. The approved loft suite includes a master bedroom, private bathroom and dressing room with much of the groundwork already completed, including attic trusses, insulation, plumbing, and roof lights - saving both time and cost for the new owner.

Additionally, the potential to reconfigure the existing layout offers a unique opportunity to increase living space, create a bespoke home and add significant value in a prime location.

In summary, this property presents exceptional potential for extension, reconfiguration and value enhancement, making it an ideal choice for growing families, upsizers and investors alike.

This home really has to be viewed to be fully appreciated, call us now on 01707 270777


































Entrance Hall
Part glazed entrance door to front, radiator, stairs to first floor with storage under, Parquet flooring, doors to:

Ground Floor Wc
Toilet, hand wash basin, radiator, wood effect flooring, double glazed window.

Lounge
15'8 x 12'1
Double glazed window and door to side, gas fire (currently disconnected) with mantle and hearth, Parquet flooring, radiator.

Dining Room
12 x 11'1
Double glazed window to front, radiator, Parquet flooring.

Study
15'8 x 9'
Double glazed window to front, radiator, wood effect flooring, feature curved wall.

Kitchen
11'2 x 9'
Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainer with mixer tap, space for fridge, freezer, washing machine and cooker, wood effect flooring, wall mounted gas fired boiler, double glazed window to rear and door to side.

Gallery Landing
Feature picture window to rear, wood flooring, airing cupboard, doors to:

Bedroom One
15'8 x 11'1
Double glazed window to side, radiator, wood flooring.

Bedroom Two
12'1 x 11'1
Double glazed window to rear, radiator, wood flooring. wash hand basin.

Bedroom Three
12'10 x 10'1
Double glazed window to front, radiator, wood flooring.

Bedroom Four
11'2 x 9'1
Double glazed window to front, wood flooring, radiator.

Bathroom
Comprising of panel enclosed bath with electric shower over, pedestal wash hand basin with mixer tap, complimentary wall tiling, heated towel rail, double glazed window to front, wood effect floor.

Separate Wc
Concealed cistern dual flush wc, wood effect flooring, double glazed window to front.

Loft Room
There is a substantial loft which has planning consent to be converted into a master bedroom suite, benefiting from a dressing room and en-suite. The current owners have already completed a lot of the works, such as attic trusses, insulation, plumbing and roof lights, saving time and costs for the new owners.

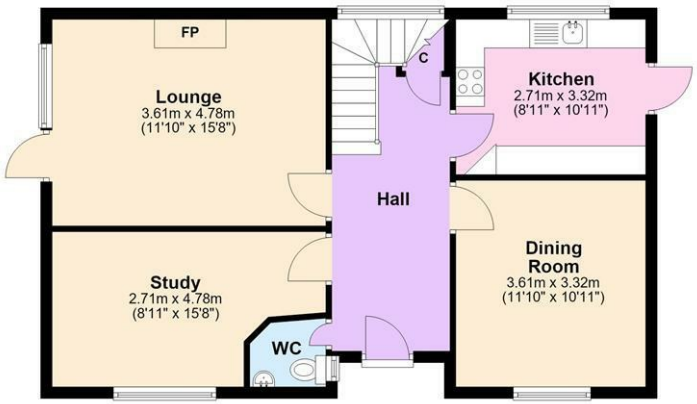
Front Garden
Lawn, hedge to front, path to front door, access to driveway and garage.

Driveway
Providing access to the garage and private off street parking for four vehicles.

Garage
Up and over door to front, eaves storage.

Rear Garden
Path to immediate rear extending to lawn, bushes and shrubs, gate to side leading to driveway and garage..

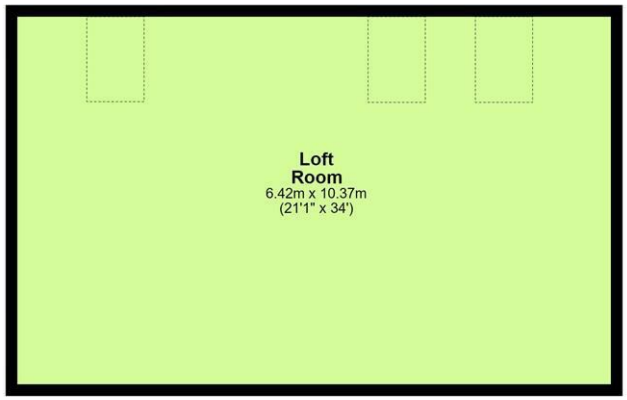
Ground Floor
Approx. 65.2 sq. metres (701.5 sq. feet)



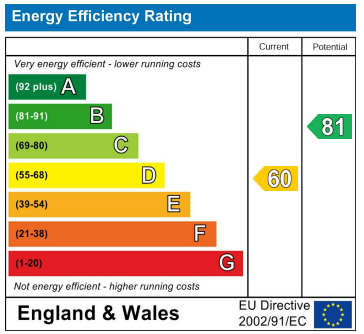
First Floor
Approx. 64.8 sq. metres (697.9 sq. feet)
(excluding Separate Toilet)

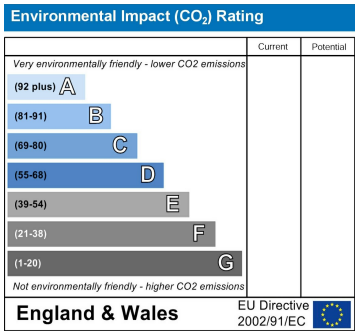


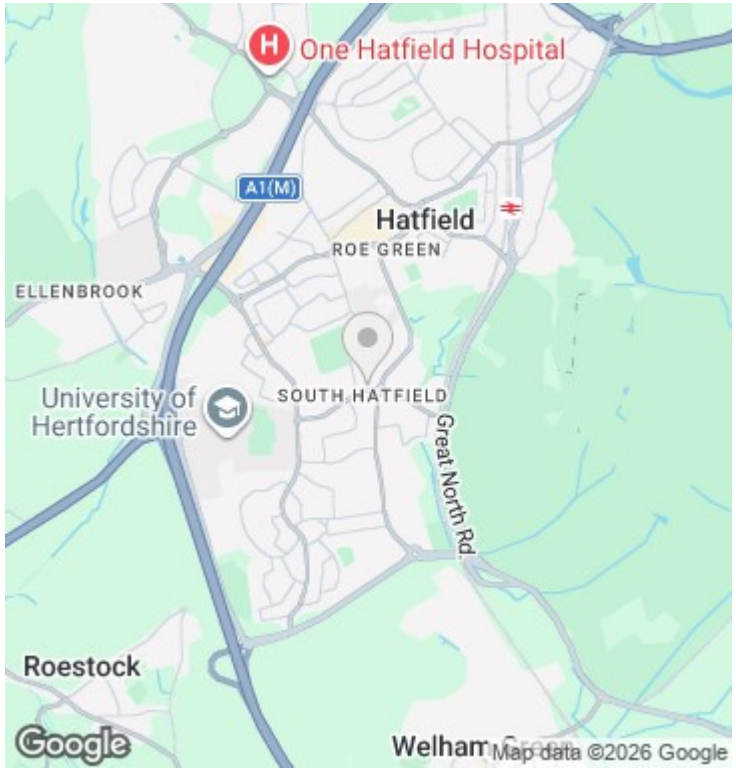
Second Floor
Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 196.6 sq. metres (2116.3 sq. feet)







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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.

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