

Lark Rise, Hatfield, AL10 8RN

Guide Price £340,000

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Lark Rise, Birds & Trees Area, Hatfield

Guide Price £340,000 - £350,000

Chain free three bedroom family home situated in the sought after "Birds & Trees" area, within walking distance of numerous schools and the University of Hertfordshire, offering great access to major road links and local shops and amenities.

Offered chain free, the property requires some updating and briefly comprises of: entrance hall, downstairs wc, kitchen, a dual aspect lounge/diner, three good size first floor bedrooms, and a refitted shower/wet room. The house is double glazed and has gas radiator central heating.

There are well established gardens to the front and rear, with gated access to the rear, parking is on street with a resident permit system.

Please call us on 01707 270777 to arrange your viewing.

















Entrance Hall
10'8" x 5'0"
Double glazed front door and window, radiator, stairs to first floor with storage under, doors to:

Ground Floor Wc
4'6" x 3'5"
Dual flush wc, wash hand basin with tiled splash back,, wall mounted gas fired boiler, window to front.

Lounge/Diner
19'7" x 11'3"
Dual aspect room with double glazed windows to front and rear, fireplace, two radiators.

Fitted Kitchen
8'5" x 9'7"
Fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, integrated washing machine, space for cooker, and fridge/freezer, radiator, larder cupboard, double glazed window and door to rear garden.

Landing
6'1" x 8'5"
Airing cupboard, access to loft, Doors to:

Bedroom One
11'7" x 12'0"
Two double glazed windows to rear, radiator.

Bedroom Two
10'0" x 10'5"
Double glazed windows to front, full width built in wardrobes, radiator.

Bedroom Three
9'0" x 8'5"
Double glazed window to rear, radiator.

Refitted Shower/Wet Room
5'5" x 5'7"
Electric shower, pedestal wash hand basin, complimentary tiling, radiator, double glazed window to front.

Well Established Rear Garden
Paved to immediate rear, lawn area, mature flower and shrub beds, various bushes and evergreens. timber shed, water tap, gated access to rear.

Front Garden
Path and stairs to front door, lawn area, mature flower and shrub beds, various bushes and evergreens.



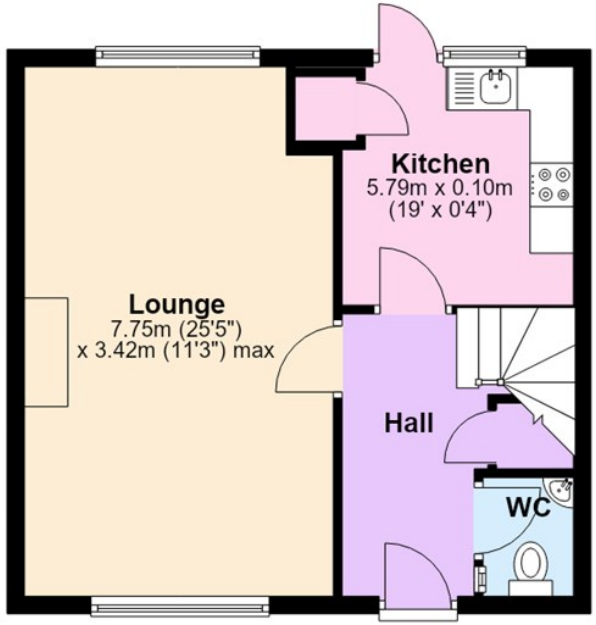






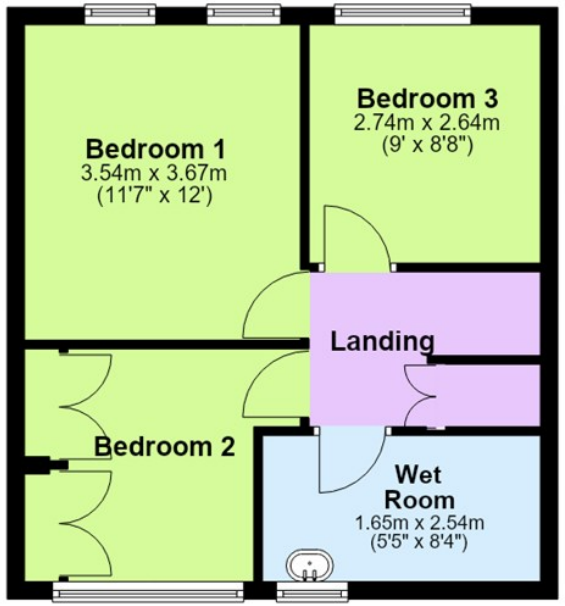
Ground Floor

Approx. 28.0 sq. metres (301.6 sq. feet)

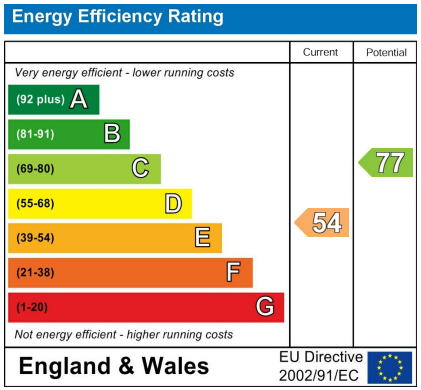


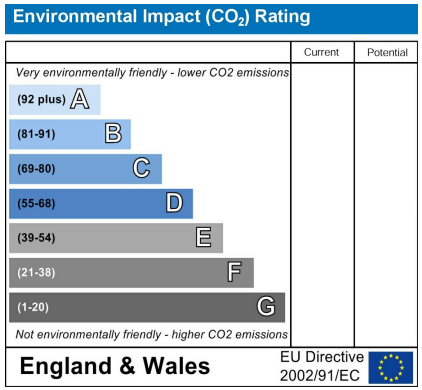
First Floor

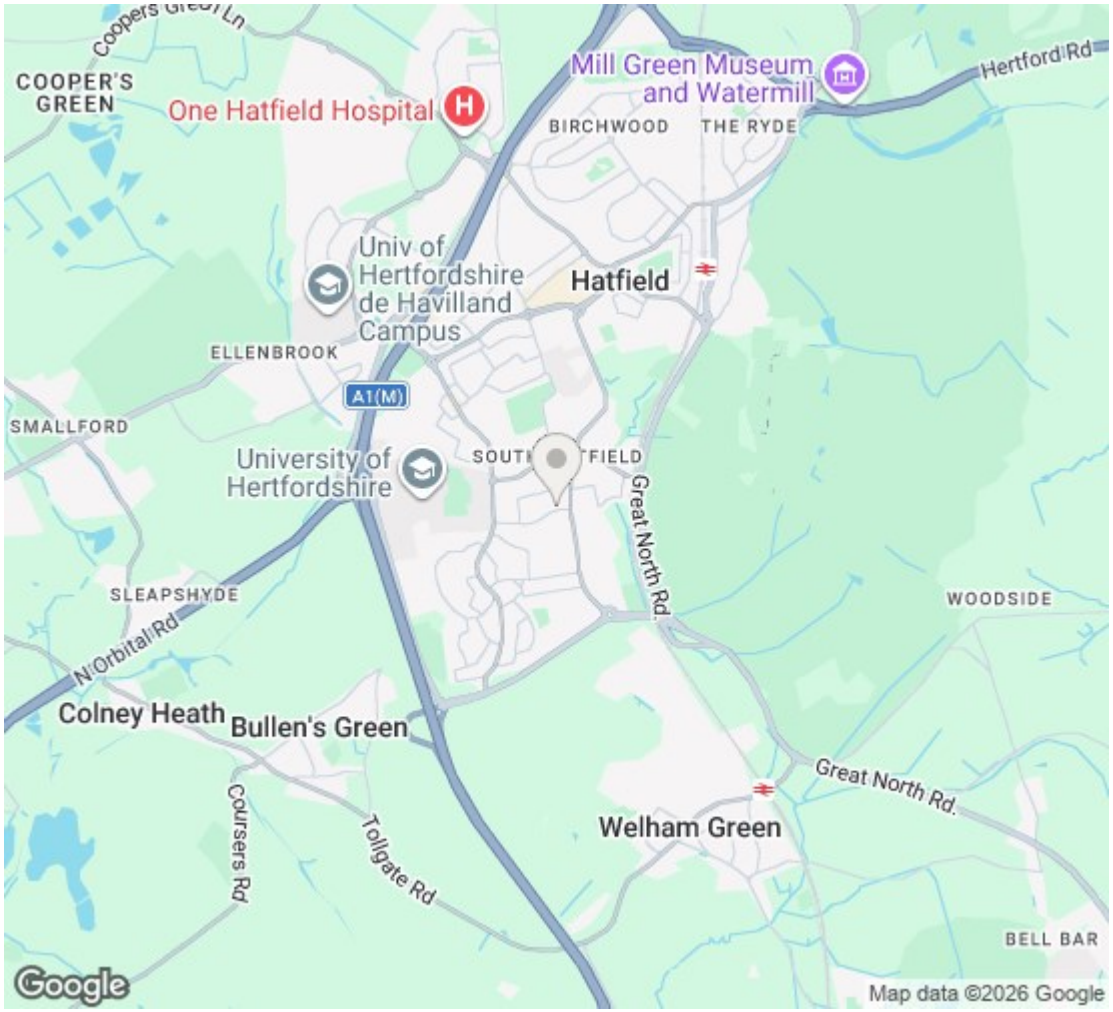
Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)







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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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