



Eagle Way, Hatfield, AL10 8RE

£365,000



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Eagle Way, Hatfield

Three bedroom town house situated in the popular "Birds & trees" area, close to schools and shops.

The property provides great access to major road links and briefly comprises of entrance hall, lounge, a refitted kitchen/diner with built in appliances and door to rear garden, three bedrooms and a refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a small garden to the front, the rear garden is westerly facing with rear pedestrian access. Parking in the street is for residents and guests only via a permit system through Welwyn Hatfield Council.





Entrance Hall
 Double glazed entrance door to front, radiator, stairs to first floor, wood effect flooring, doors to:

Lounge
 10'5" x 10'7"
 Double glazed window to front, radiator, wood effect floor, television point. opening to:

Refitted Kitchen/Diner
 8'7" x 17'1"
 Refitted with a range of wall and base units, contrasting work surfaces and tiled splash back, integrated dishwasher, built in stainless steel over with inset hob above and chimney style extractor hood, inset sink/drainage unit, space for "American style" fridge/freezer, plumbing for washing machine, cupboard housing modern gas fired combination central heating boiler, double glazed window and "tilt n turn" sliding patio doors leading to the rear garden.

First Floor Landing
 Double glazed window to rear, under stairs cupboard, stairs to second floor. doors to:

Bedroom One
 13'3" x 14'2"
 Double glazed window to front, radiator, built in wardrobe.

Refitted Bathroom/wc
 Refitted suite comprising of "P" shaped shower/bath with mixer tap and shower over with glazed screen, dual flush wc, vanity wash hand basin with mixer tap, bidet, complimentary tiling, chrome effect heated towel rail, double glazed window to rear.

Second Floor Landing
 Access to loft, doors to:

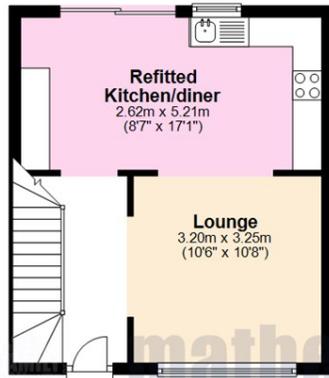
Bedroom Two
 8'11" x 13'8"
 Double glazed window to front, built in wardrobes, radiator

Bedroom Three
 10'2" x 13'8"
 Double glazed window to rear, radiator.

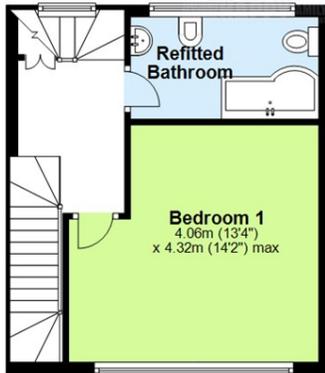
Front Garden
 Path with steps leading to front door, mainly laid to lawn with hedge to front.

Westerly Facing Rear Garden
 Full width patio to immediate rear with retaining wall and picket fence with a gate leading to a good size lawn area, timber shed, gate to rear, water tap.

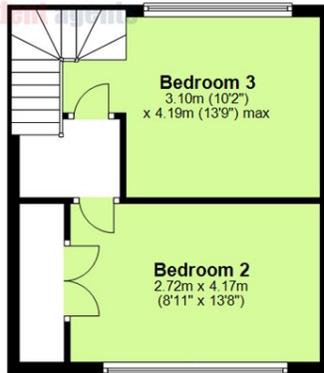
Ground Floor
Approx. 30.8 sq. metres (331.2 sq. feet)



First Floor
Approx. 30.7 sq. metres (330.8 sq. feet)



Second Floor
Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 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			
(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	71	80

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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