



6 Dove Court AL10 8QW  
Guide Price £380,000



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Guide Price £380.000-£390.000

Situated in the sought after "Birds & Trees" within walking distance of the town and numerous schools, is this refurbished three bedroom and terrace family home.

This delightful property has been a happy home for the family for many years, and is now offered chain free with immediate vacant possession.

The accommodation briefly comprises of entrance hall, lounge and separate dining room, conservatory, a newly refitted kitchen with built in appliances, utility room, three first floor bedrooms and a bathroom with separate wc. The house is double glazed and has gas radiator central heating.

Outside there are well established gardens to both the front and rear, the rear has an open outlook over the allotments behind, parking is resident only permit parking.





















#### Entrance Hall

#### Lounge

Double glazed window to rear, radiator, stairs to first floor with recess under, opening to dining room and door to conservatory.

#### Conservatory

uPVC with double glazed windows to sides and rear, sliding door to side leading to the rear garden.

#### Dining Room

Double glazed window to front, radiator, door to:

#### Refitted Kitchen

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, stainless steel sink/drainers with mixer tap, built in hob with oven under, two appliance spaces, double glazed window and door to front, door to:

#### Utility Room

Double glazed window and door to rear, electric and gas meters, recently rewired consumer unit, space for fridge freezer etc

#### Landing

Storage cupboard, doors to:

#### Bedroom One

Double glazed window to rear, radiator, storage recess.

#### Bedroom Two

Double glazed window to rear, radiator, storage recess.

#### Bedroom Three

Double glazed window to front, radiator, two built in cupboards.

#### Bathroom

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

#### Separate Wc

Dual flush wc, wall tiling to dado height, double glazed window to front,

#### Front Garden

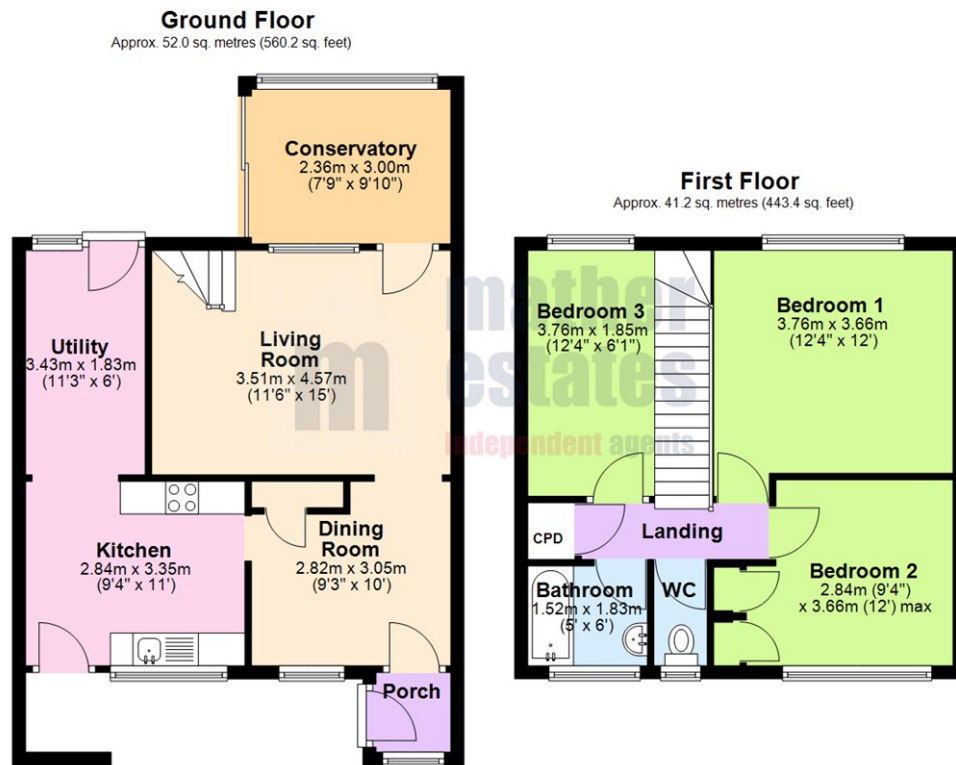
Path to front door, lawn area, flower and shrub beds, various bushes and evergreens.

#### Rear Garden

Benefiting from a nice open outlook to the rear having allotments behind, patio area to the immediate rear, lawn areas, flower and shrub beds, mature bushes and evergreens.

#### Parking

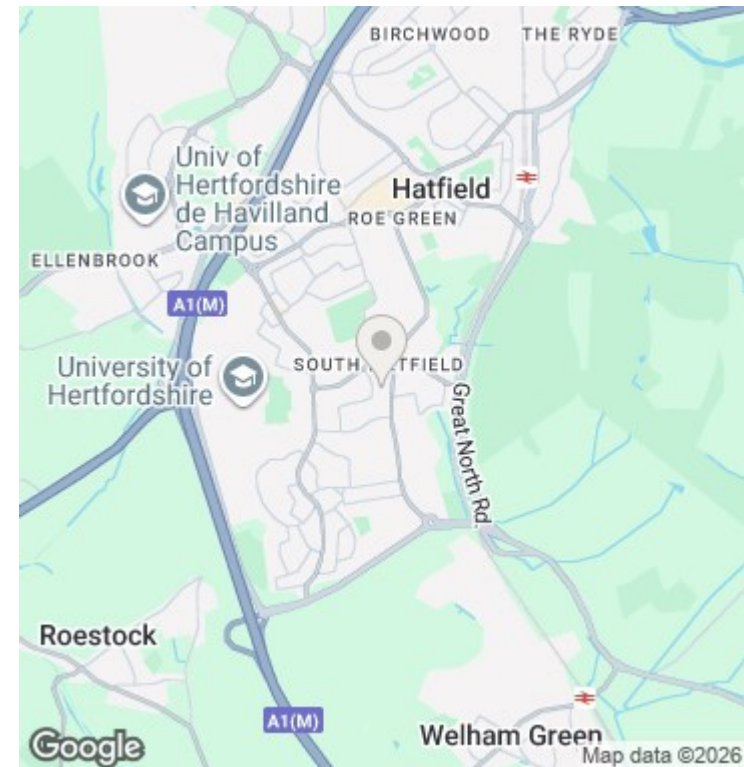
Resident only permit parking.



Total area: approx. 93.2 sq. metres (1003.6 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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