



**mather
estates**

Briars Close, Hatfield, AL10 8DQ

Guide Price £375,000



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Briars Close, Hatfield

Guide Price £375.000-£385.000

Deceptively spacious three bedroom, three reception room family home situated in a cul de sac within a short walk of the town centre and numerous schools, the train station is also within walking distance.

The property briefly comprises of entrance porch, dual aspect lounge leading to a full width conservatory, dining room, a refitted kitchen with built in appliances, utility room, galleried landing, three good size bedrooms and a refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a small private garden area to front, the rear garden is a good size and back onto allotments. Viewing strongly advised.





Entrance Porch

Double glazed entrance door and window to front, door to:

Dining Room

12'4 x 9'5

Double glazed window to front, radiator, stairs to first floor with recess under, door to kitchen and opening to

Dual Aspect Lounge

15'5 x 10'6

Dual aspect room with double glazed window to side and doors to conservatory, two radiators.

Conservatory

18'2 x 5'5

Double glazed windows and door to rear garden, wood effect flooring.

Refitted Kitchen

12' x 9'3

Refitted range of wall and base units, complimentary work surfaces and tiled splash back, stainless steel sink/drainer with mixer tap, built in stainless steel gas hob with extractor over and oven under, space for washing machine and dishwasher, space for fridge and freezer, breakfast bar, wall mounted gas fired boiler, tiled floor, double glazed window to front.

Utility Room

10'6 x 3'6

Space for fridge freezer and further appliances.

Galleried Landing

Storage cupboard, access to loft, doors to:

Bedroom One

11'3 x 10'2

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Two

10'8 x 9'6

Double glazed window to front, radiator, built in wardrobe.

Bedroom Three

8'8 x 7'8

Double glazed window to rear, radiator.

Refitted Bathroom

Refitted suite comprising of "P" shaped shower/bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, heated towel rail, two double glazed windows to front.

Front Garden

Flower and shrub beds, path to front door.

Rear Garden

Backing directly onto allotments, full width patio to the immediate rear extending to a lawn, shrubs and shrub beds, timber shed, gate to side.

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.

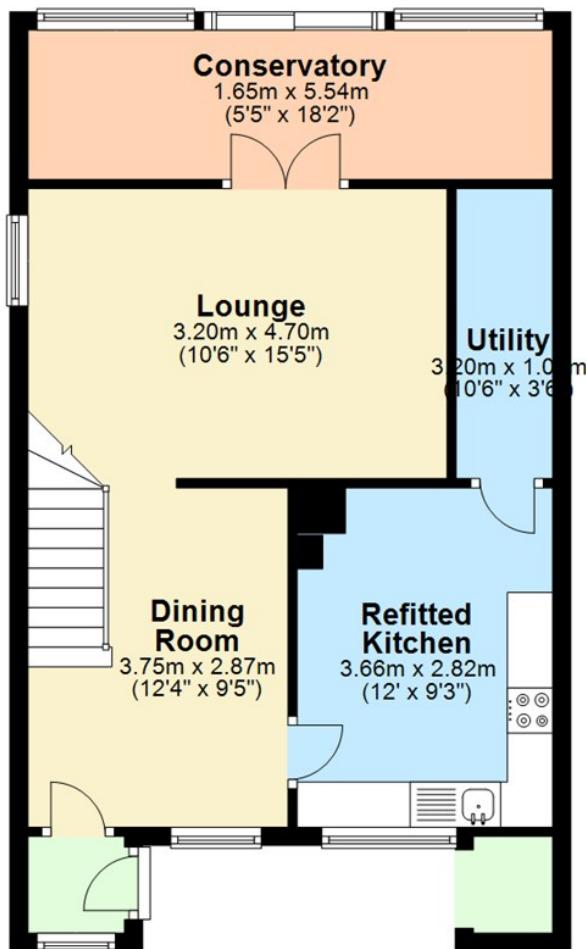
4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.

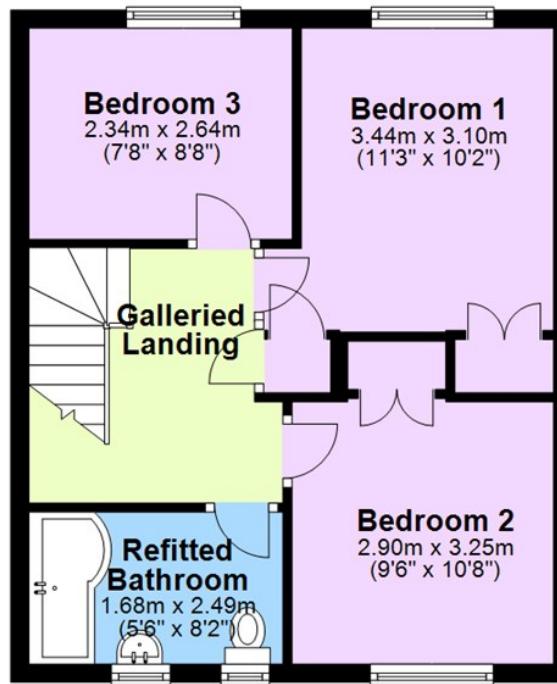
6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Ground Floor



First Floor



Total area: approx. 92.4 sq. metres (994.4 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		85
(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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