



Meadow Dell, Hatfield, AL10 0SF

**Guide Price £325,000**



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# mother estates

## Meadow Dell, Hatfield

Guide Price £325.000-£335.000

Spacious two double bedroom end terrace house conveniently situated within a short walk of the town, train station, business park and Galleria shopping and leisure centre.

The accommodation briefly comprises of entrance hall, lounge with bay window to front, kitchen/diner with doors to the rear garden, two double bedrooms with built in wardrobes, refitted wet room and separate wc, gas radiator central heating and double glazing throughout.

Outside there is a small private garden to the front with a gate to the side of the house that leads to a good size westerly facing rear garden which has potential for a driveway or garage at the foot of the garden (Stpp)

### 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





#### **Entrance Hall**

Double glazed entrance door to front, radiator, stairs to first floor, door to:

#### **Lounge**

Double glazed bay window to front, radiator, built in storage cupboard..

#### **Kitchen/Diner**

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with taps, space for fridge/freezer, washing machine, built in oven and hob, radiator, two double glazed windows to rear. double glazed door and further double French doors to the rear garden.

#### **Landing**

Double glazed window to side, airing cupboard with hot water cylinder, wood affect flooring, doors to:

#### **Refitted Wc**

Comprised of wc with integrated sink with mixer tap, complimentary wall tiling, radiator, double glazed window to rear.

#### **Wet room**

Re-fitted wet room, complimentary wall tiling to full height, shower area, pedestal wash basin, heated towel rail, extractor fan, double glazed window to rear.

#### **Bedroom 1**

Double glazed windows to front, radiator, two built in double wardrobes.

#### **Bedroom 2**

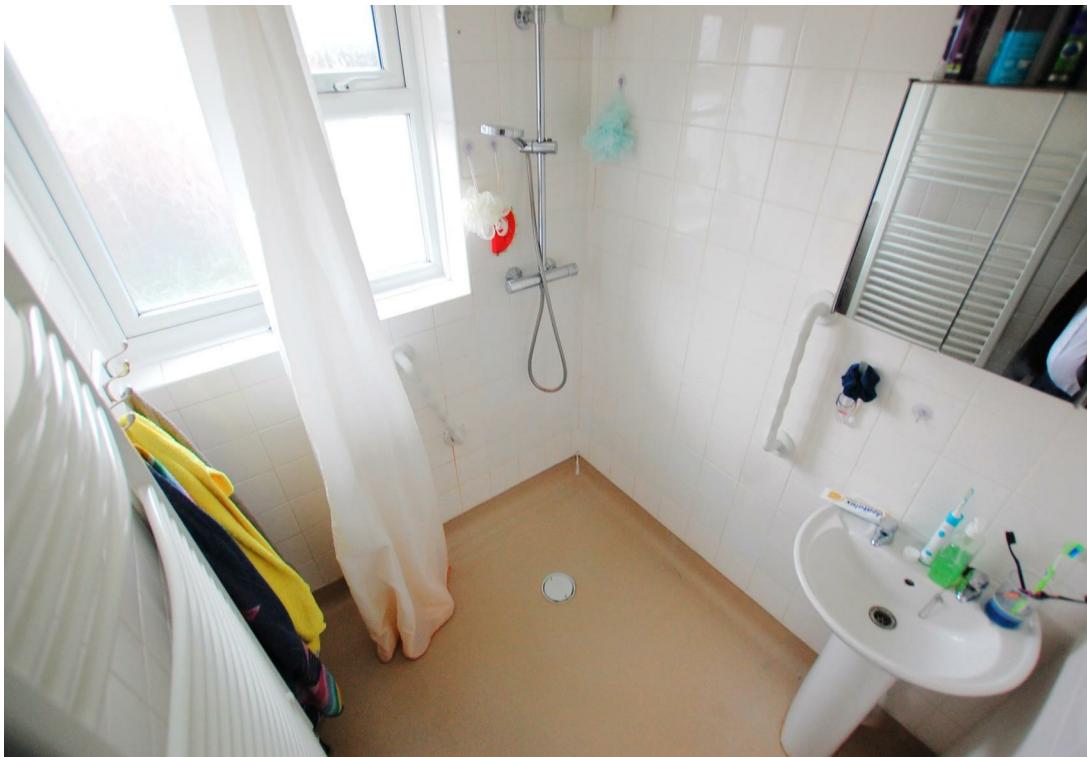
Double glazed windows to rear, wood affect flooring, radiator, built in double wardrobe.

#### **Front Garden**

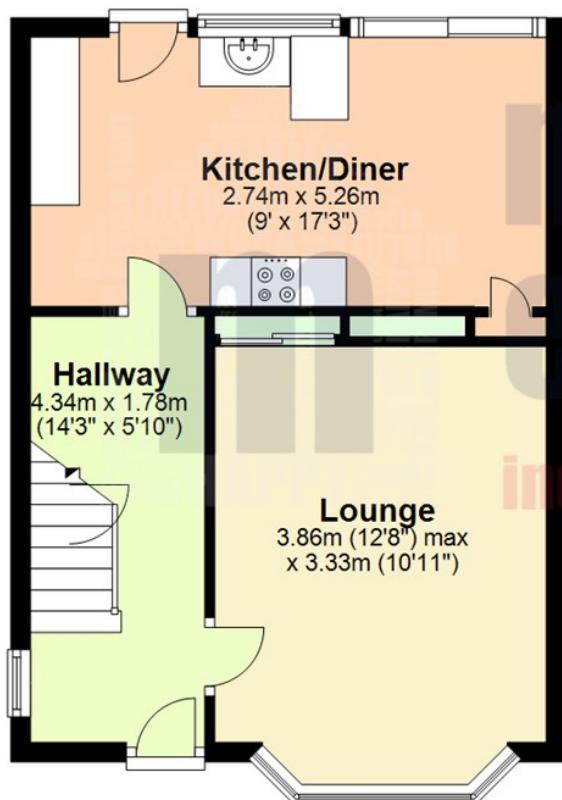
Path to front door, hedge to boundaries, access to side leading to the rear garden.

#### **South Westerly Fasing Rear Garden**

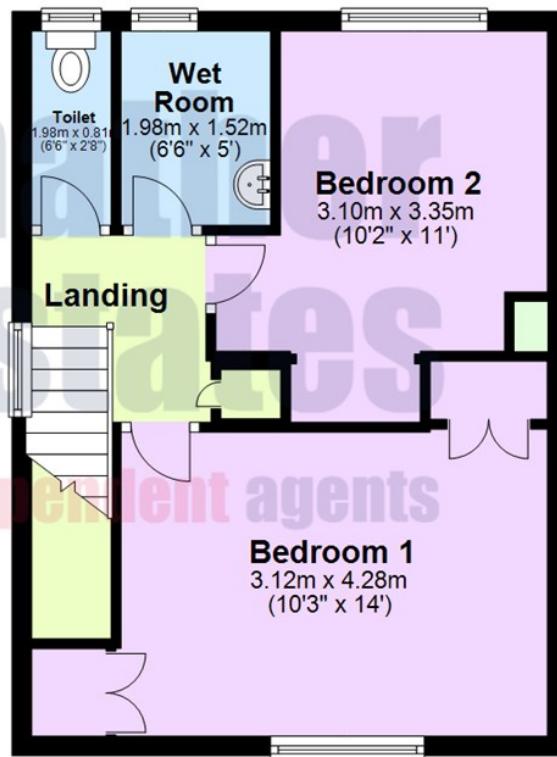
South westerly facing garden with a full width covered patio to lawn, brick built shed with double glazed window, gate to side leading to the front.



## Ground Floor



## First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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