



18 Kestrel Green AL10 8QJ  
£325,000



3



1



2



Overlooking a green in a cul de sac within the ever popular "Bird's & tree's" area, is this three bedroom, two reception room family home.

Just a short walk from numerous schools and the town centre, this chain free home offer an extended entrance porch, entrance hall, lounge with opening to dining room which has doors leading to the rear garden, a fitted kitchen, three good size first floor bedrooms and a refitted bathroom and separate wc.

The house is double glazed and has gas radiator central heating. There are private gardens to both front and rear, parking is on street with resident permits.

Call us now on 01707 270777 to arrange your viewing!





















#### Entrance Porch

Part glazed entrance door to front, door to:

#### Entrance Hall

Stairs to first floor, radiator, door to:

#### Lounge

10'3 x 13'9

Double glazed window to front, radiator, electric fire place, opening to;

#### Dining Room

7'3 x 8

Double glazed patio doors leading to the rear garden, radiator, door to:

#### Refitted kitchen

7'3 x 9'7

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drainers with mixer tap, built in hob with oven under and extractor hood over, space for fridge/freezer and washing machine, under stairs storage cupboard, double glazed window to rear and door to rear garden.

#### Landing

Airing cupboard, access to loft, doors to;

#### Bedroom One

11'6 x 10'10

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

#### Bedroom Two

6'9 x 10'10

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

#### Bedroom Three

9'3 x 8'3

Double glazed window to front, radiator, bulkhead storage cupboard.

#### Refitted Bathroom

Comprising of panel enclosed bath with mixer tap and shower over, wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, heated towel rail, double glazed windows to rear.

#### Front Garden

Lawn, flower and shrub beds, path to front door.

#### Rear Garden

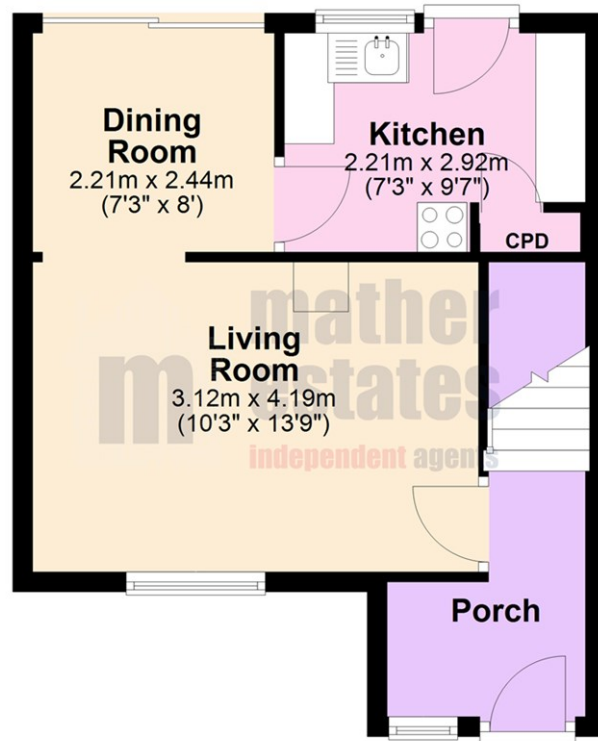
Patio to the immediate rear extending to lawn, flower and shrub beds, various bushes and evergreens, brick shed, water tap.

#### Permit Parking

On road parking with resident permits.



## Ground Floor



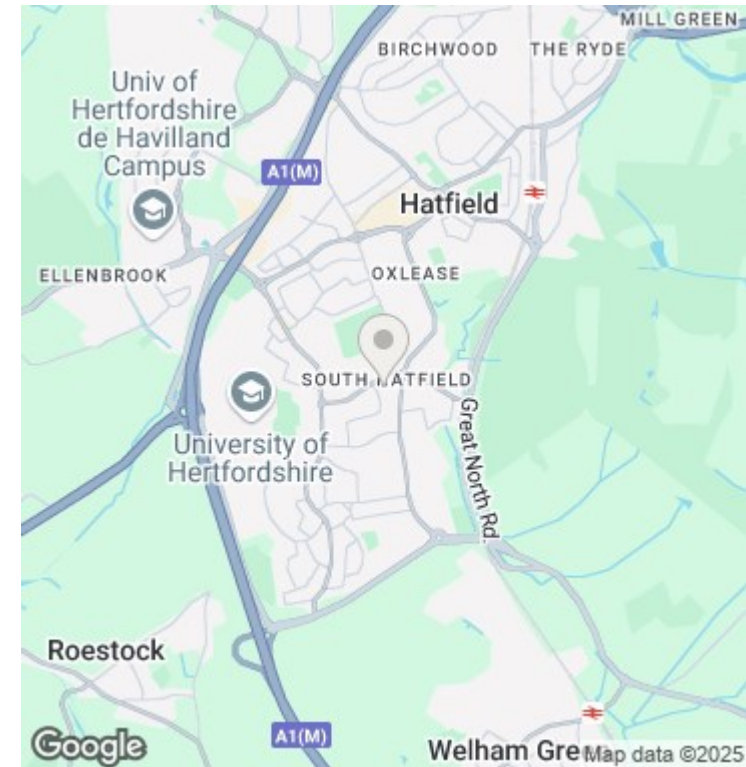
Total area: approx. 45.8 sq. metres (493.3 sq. feet)

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(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	



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**