



20 Eagle Way AL10 8RE  
£385,000



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Situated in the sought after "Birds & Trees" area, offering great access to major road links, within walking distance of numerous schools and the "University of Hertfordshire" also only 1.6 miles from "Hatfield Station" is this well-presented three/four bedroom, three storey family home, offering versatile accommodation.

This delightful property has been a very happy family home for our sellers over recent years, the versatile accommodation briefly comprises of: entrance hall, ground floor lounge, a good sized kitchen/diner with access to the rear garden, master bedroom and a family bathroom to the first floor, three further bedrooms make up the top floor.

The house is double glazed and has gas radiator central heating. Outside there is a garden to the front, the rear garden has a lovely leafy back drop and is a real feature of the property, offering patio space and a feature pond.

Eagle Way is located on the south side of town offering great access to numerous schools & major road links, is just a short walk of the newly developed shops and amenities at the "Hilltop" the "University of Hertfordshire" is 0.2 miles away, "David Lloyd" leisure centre and the "Galleria" shopping and leisure centre are also close by, this offers a variety of shops, restaurants, and a multi screen cinema. Hatfield train station is a short drive, this offers direct access into "Kings Cross"





















#### Entrance Hall

Part glazed entrance door to front, stairs to first floor with storage under, door to:

#### Kitchen/diner

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainage with mixer tap, space for American style fridge/freezer, washing machine and dishwasher, built in stainless steel oven, feature vertical radiator, wall mounted gas fired central heating boiler, double glazed windows and patio doors leading to the rear garden.

#### Living Room

Double glazed window to front, radiator.

#### First Floor Landing

Stairs to second floor with cupboard under, radiator, double glazed window to rear, doors to:

#### Bedroom One

Radiator, television point, power points, double glazed window to front

#### Bathroom

Comprising of panel enclosed bath with mixer tap and hand held shower over, pedestal wash hand basin with stainless steel taps, dual flush wc, complimentary wall tiling to full height, radiator, storage cupboard double glazed windows to rear.

#### Second Floor Landing

Access to loft, doors to:

#### Bedroom Two

Double glazed window to front, radiator, power points, storage cupboard

#### Bedroom Three

Double glazed window to rear, radiator, power points.

#### Bedroom Four

Double glazed window to rear, radiator, power points, storage space.

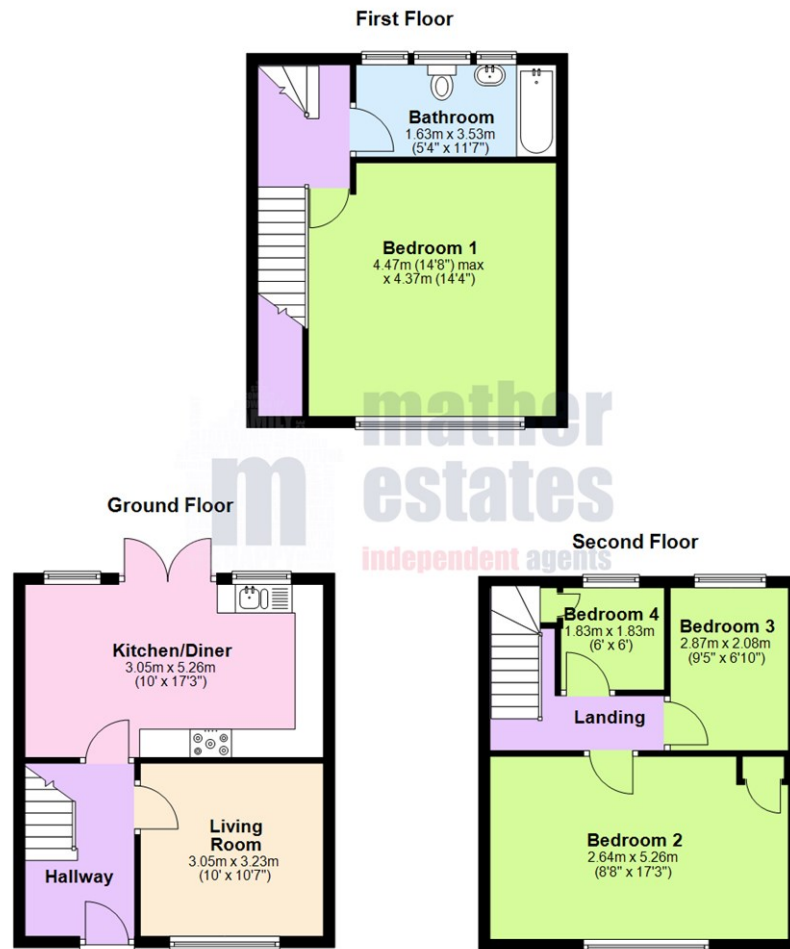
#### Rear Garden


Full width patio to immediate rear with retaining wall and steps leading to a good size lawn area, well established and stocked with mature evergreens and flower and shrub beds, fenced to sides, feature pond, timber shed, water tap, path leading to rear gate providing access.

#### Front Garden

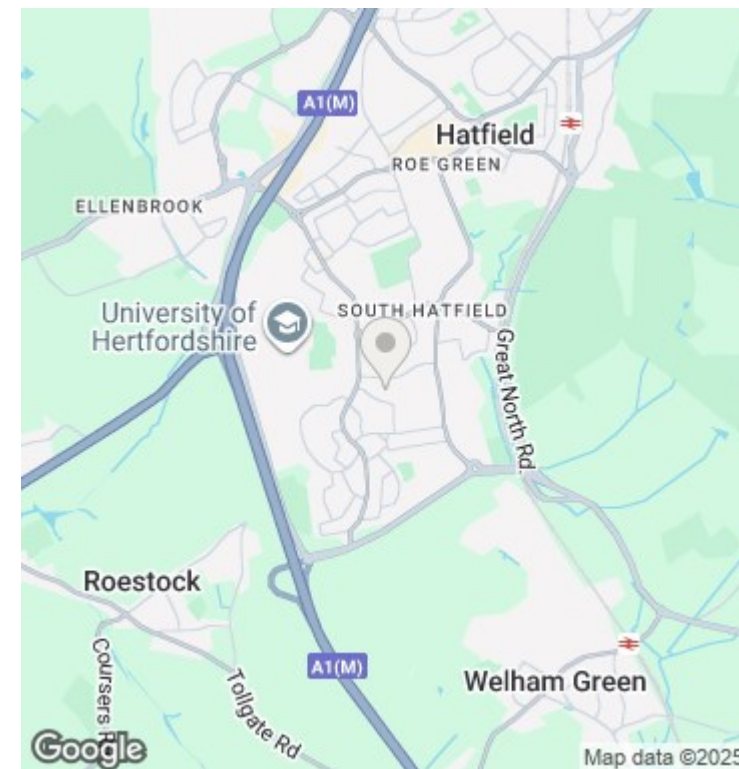
Path leading to front door, mainly laid to lawn with hedge to front, mature shrubs and flower beds, power points.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		72	82
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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