



2 Wood Common AL10 0UD  
£350,000



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Guide Price £350.000-£370.000

Offered with a completed chain above and situated in a cul de sac in the sought after "Birchwood" area, within a short walk of local shops and school, is this delightful three bedroom end of terrace family home,

The property has been much improved by the present owners although there is some redecoration to finish off. Conveniently located within walking distance of the train station, the accommodation now comprises of entrance hall, dual aspect lounge/dining room with double doors leading to the rear garden and an opening to the refitted kitchen, master bedroom with full width wardrobes, two further bedrooms and a refitted bathroom. The heating is gas radiator via a combination boiler and the house is fully double glazed.

The low maintenance rear garden has decking artificial for ease, there is then a garage which is partially converted to a studio/office, the remainder of the garage works well for motorbikes or general storage, this could also be easily reinstated to a full garage.

Early viewing recommended for this delightful family home, please call us on 01707 270777







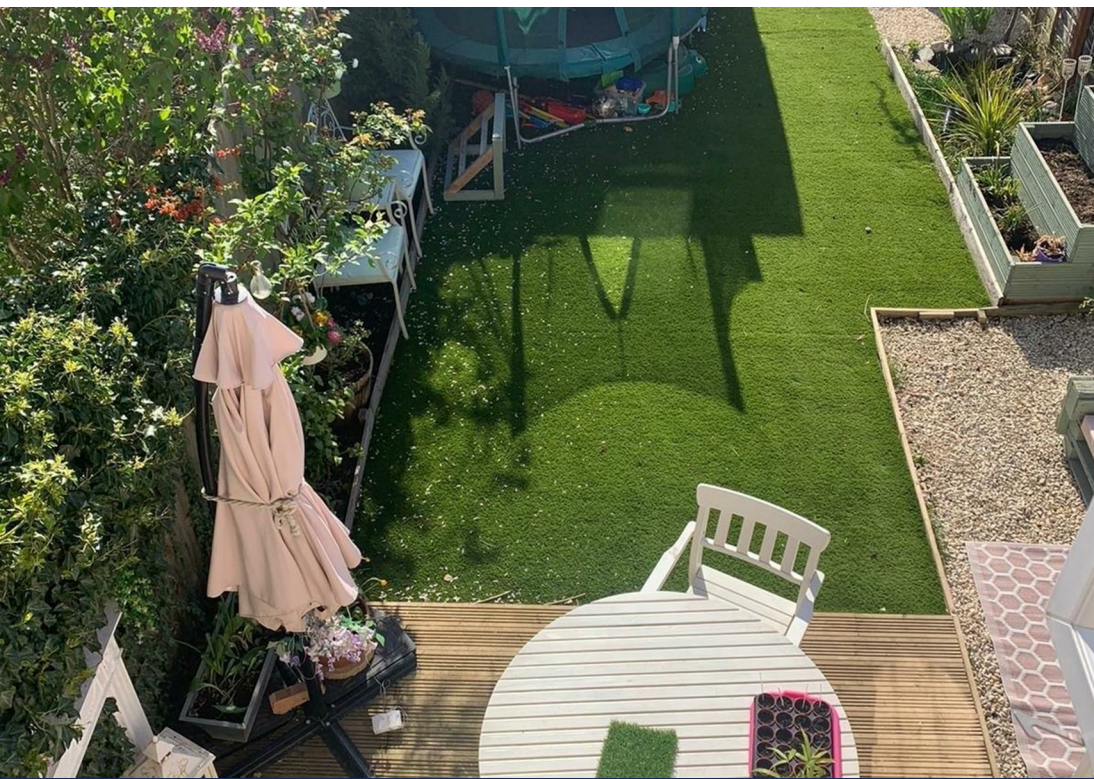














#### Entrance Hall

Double glazed entrance door to front, cloaks cupboard, radiator, wood effect flooring, cupboard housing gas fired combination boiler, stairs to first floor, door to lounge and opening to kitchen.

#### Dual Aspect Lounge/dining Room

Double glazed window to front and French door to rear, wood effect flooring, feature fireplace with wooden mantle and log storage recess and tv recess over, opening to kitchen, two radiators.

#### Refitted Kitchen

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset ceramic sink/drainage with mixer tap, space for range cooker, space for fridge/freezer, dishwasher and washing machine, wood effect flooring, double glazed window and door to rear.

#### Landing

Access to loft, doors to:

#### Bedroom One

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

#### Bedroom Two

Double glazed window to front, radiator.

#### Bedroom Three

Double glazed window to front, wardrobe recess, radiator.

#### Refitted Bathroom

Comprising of panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, two double glazed window to

#### Low Maintenance Rear Garden

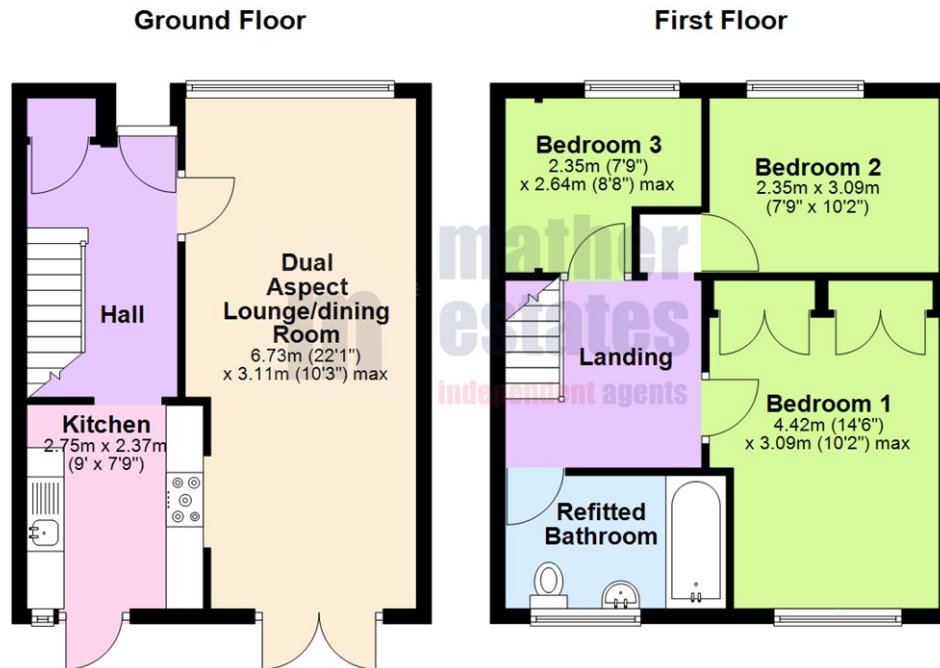
Designed for easy maintenance with a decked patio to the immediate rear extending to an artificial lawn, flowers and shrubs, feature evergreens and a fabulous twisted willow tree, french doors lead you into a studio/home office which was converted from part of the garage, gate leading to the front of the garage.

#### Studio/Home Office

French doors to side, fitted units, recessed downlights, wood effect flooring.

#### Garage

To the rear of the house, up and over door, the front section is still a garage, the rear has been converted into studio/home office with French door to the garden.



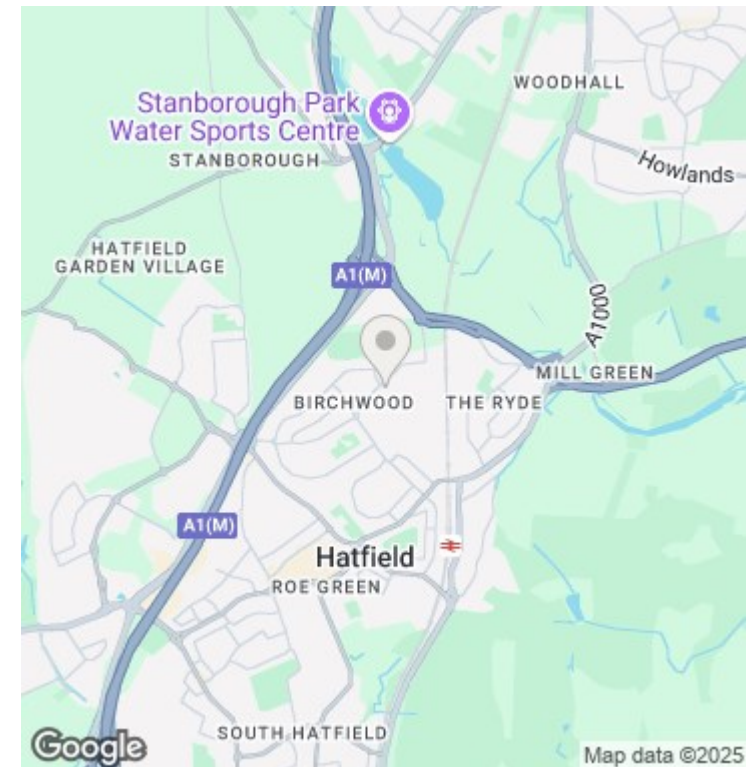
Total area: approx. 75.2 sq. metres (809.0 sq. feet)

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			86
(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	



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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