



2 Drovers Way AL10 0PX  
Guide Price £425,000



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Guide Price £425,000-£435,000

Superbly presented three bedroom extended family home offering open plan living within the ever popular "Birchwood" area, close to playing fields/parkland.

Conveniently located in a cul de sac within walking distance of shops/amenities, school and the train station, this delightful home is a real credit to our sellers who have refurbished and extended to make a wonderful home.

The property briefly comprises of entrance hall, a refitted ground floor wc, dual aspect open plan lounge/dining/kitchen with island and panoramic doors opening onto the landscaped low maintenance garden, the kitchen has been tastefully designed and refitted and includes integrated appliances, the first floor comprises of three good size bedrooms and a refitted shower room/wc.

The house is double glazed and has a blend of underfloor and gas radiator central heating from a modern combination boiler.

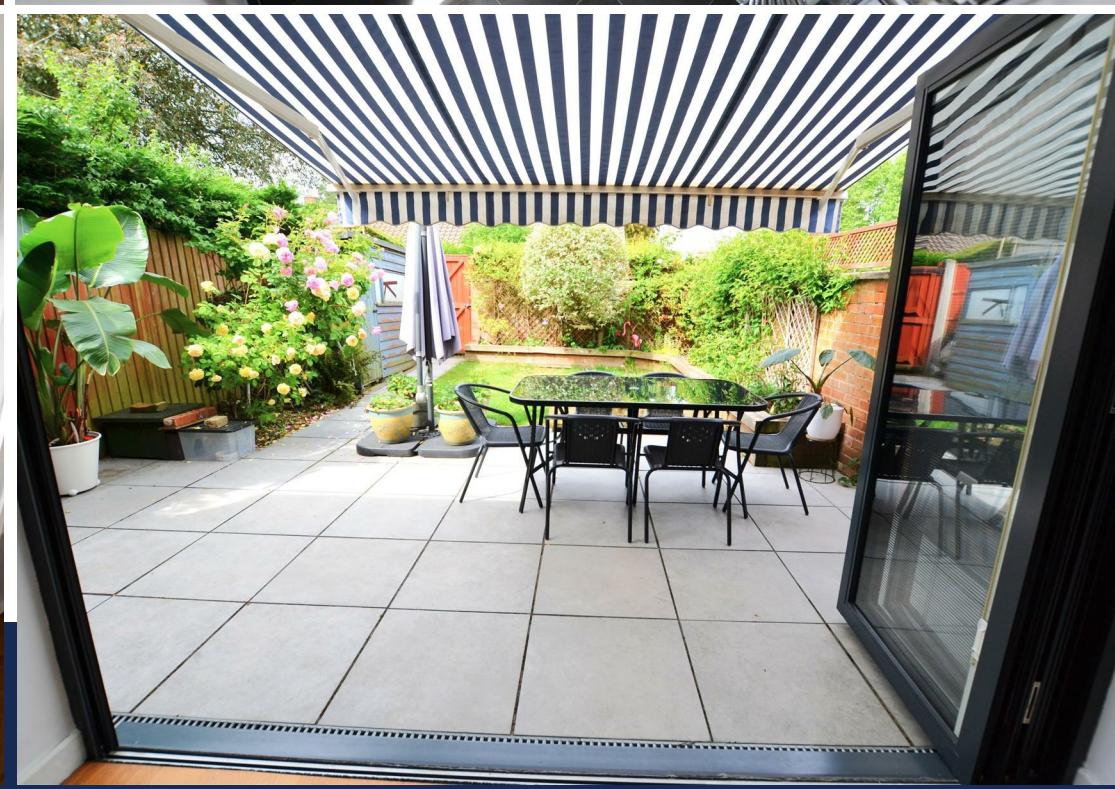
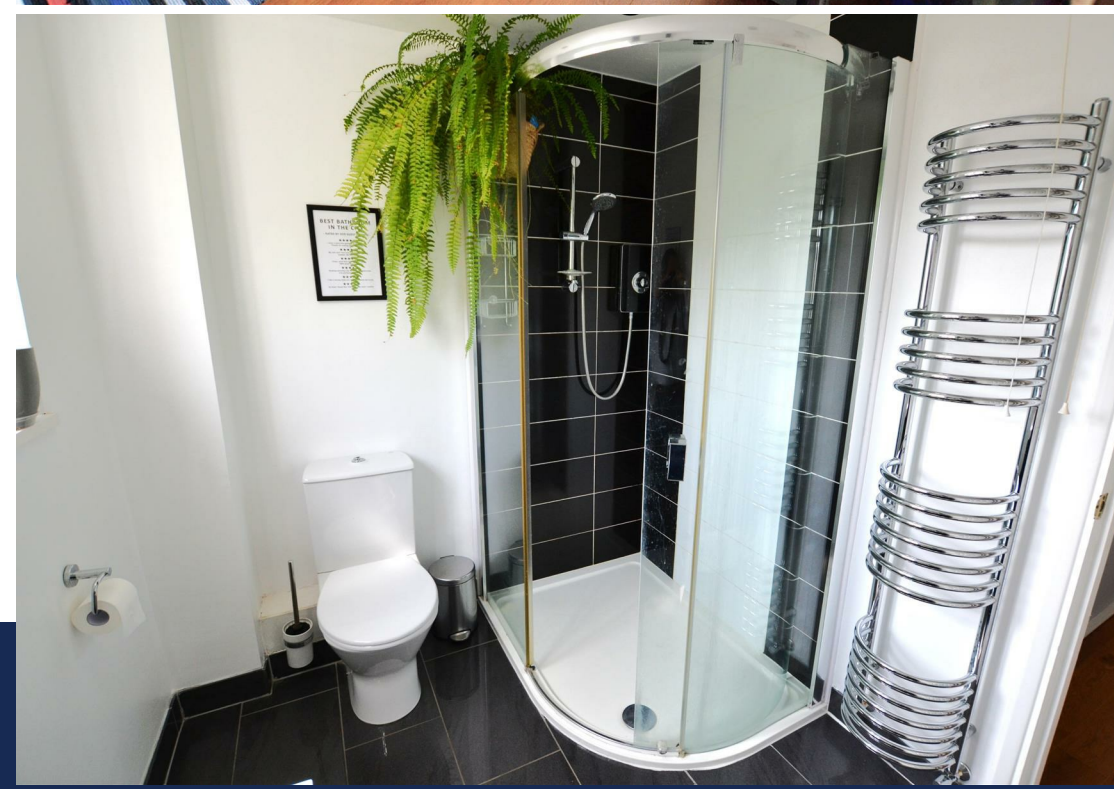
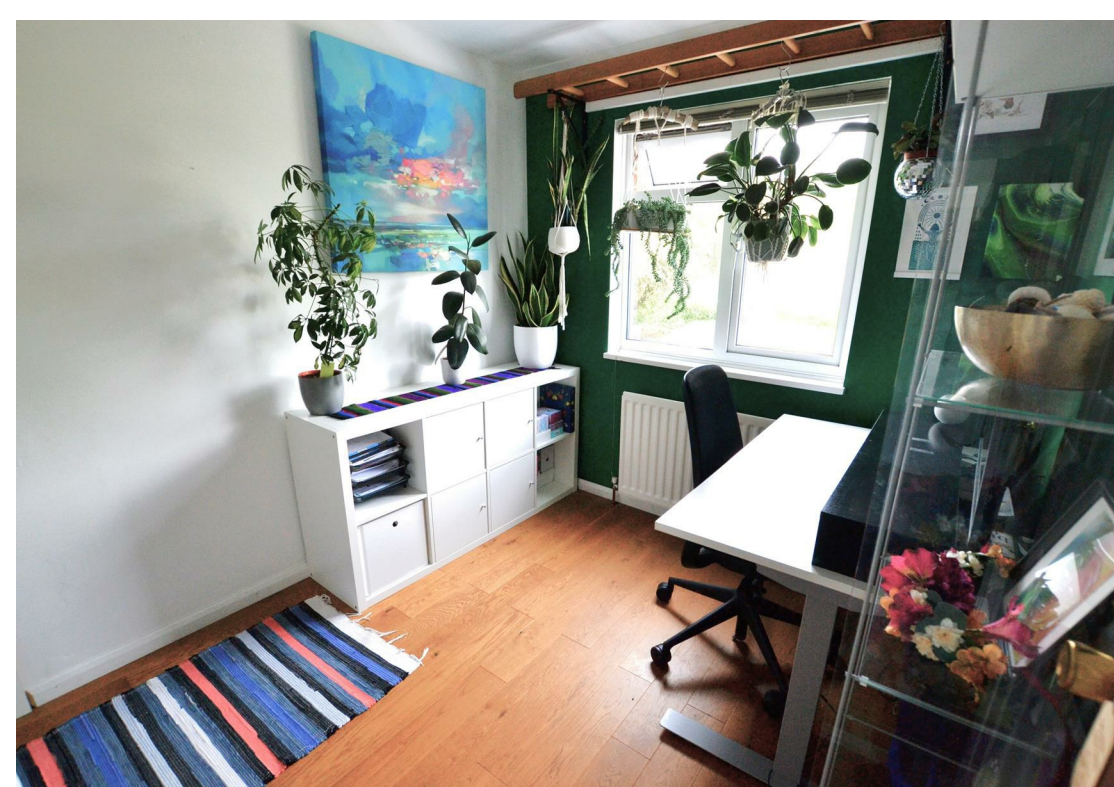
Outside there are gardens to both front and rear, the south westerly facing rear garden has been landscaped with low maintenance in mind and has access from the rear.

Early viewing strongly advised, please call our team on 01707 270777











#### Entrance Hall

Double glazed entrance door to front and window to side, storage cupboard with power and water tap, recessed spotlights, wood flooring, stairs to first floor, door to wc and opening to living area.

#### Refitted Ground Floor Wc

Comprising of concealed cistern dual flush wc, vanity wash hand basin with mixer tap and cupboard under, complimentary tiling to dado height, tiled floor, recessed spotlight.

#### Open Plan Lounge/dining/Kitchen

Fabulous dual aspect open plan room.

#### Lounge Area

Double glazed bay window to front, wood flooring, under floor heating, recessed spotlights, opening to:

#### Dining Area

South westerly facing with panoramic doors to rear opening onto the rear garden, ceiling lantern, recessed spotlights, wood flooring with under floor heating, opening to:

#### Refitted kitchen

Fabulous refitted kitchen with contrasting wall and base units, stone work tops and up stands, inset sink with mixer/cold filtered water tap, space for range style cooker with stainless steel chimney style extractor hood over, space for fridge/freezer, integrated microwave, feature island with storage and space for washing machine and dishwasher, recessed spotlights, wood flooring with under floor heating, ceiling lantern and double glazed window to rear.

#### Landing

Access to loft, airing cupboard housing gas fired combination boiler, doors to:

#### Bedroom One

Double glazed window to rear, range of built in wardrobe and bedroom furniture, radiator.

#### Bedroom Two

Double glazed window to front, radiator, wardrobe recess.

#### Bedroom Three

Double glazed window to rear, radiator, wardrobe recess, wood flooring.

#### Refitted Shower Room

Refitted suite comprising corner shower cubicle with sliding doors, floating vanity sink unit with mixer tap, complimentary tiled splash back and storage under, dual flush wc, feature

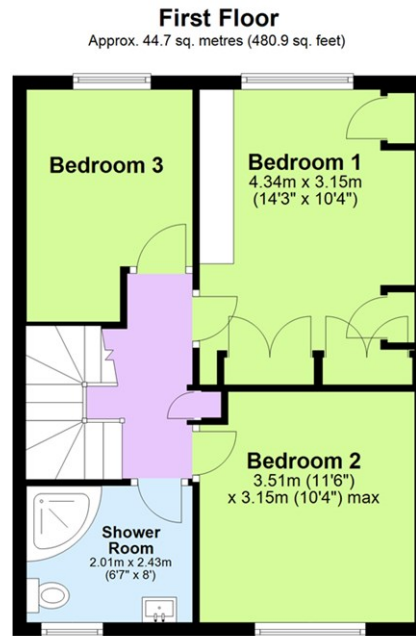
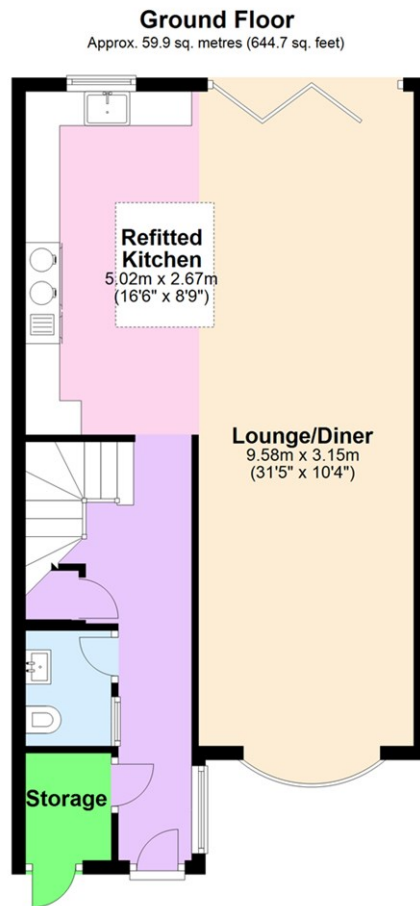
heated towel rail, tiled floor with under floor heating, recessed spotlights, double glazed window to front.

#### Front Garden

Lawn, shrubs and evergreens, path to front door, low level wall to boundaries.

#### South Westerly Facing Rear Garden

Designed with low maintenance in mind, full width patio to immediate rear, lawn area, raised flower and shrub beds, various evergreens and specimens, power points, tap and lighting, brick wall, timber shed, fencing and hedge to boundaries, gated access to rear.

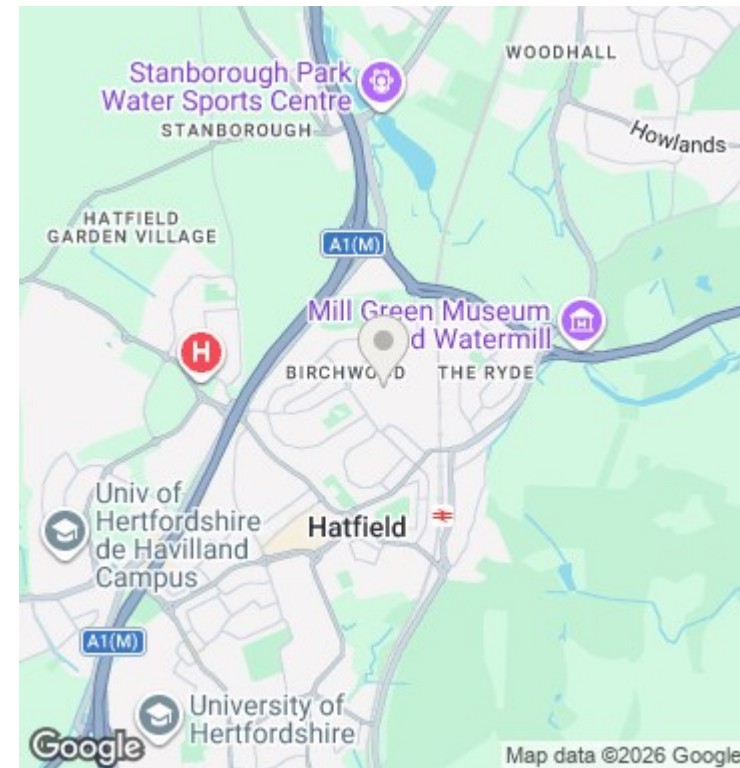


Total area: approx. 104.6 sq. metres (1125.5 sq. feet)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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