

THE FRESH START
COUNTRY OF
FAMILY
FREEDOM
WORLD
FUTURE
HAPPY FAMILY

mather
estates
Independent agents



27 Lark Rise AL10 8RN
£550,000

 4  2  3

Guide Price £550,000 - £565,000

Superb four bedroom extended family home, situated in the ever popular "Birds & Trees" area of town.

Conveniently located close to numerous schools and shops, this delightful family home is a credit to our sellers.

The accommodation briefly comprises of entrance hall, a dual aspect lounge with doors to the rear garden, a fabulous open plan refitted kitchen/dining room with built in appliances and double doors to the rear garden, refitted utility room, refitted wc, refitted shower/wet room and study. The first floor offers four bedrooms, two of which have access to a balcony, and a refitted family bathroom. The house is double glazed and has a blend of under floor heating and gas radiator central heating.

Outside there is a low maintenance rear garden with a great patio and artificial lawn area which is great for entertaining. The front provides private off street parking for three vehicles.

Internal viewing highly recommended, please call us on 01707 270777





mather
estates
independent agents



mather
estates
independent agents



mather
estates
independent agents



mather
estates
independent agents







Entrance Hall

Double glazed entrance door to front, tiled floor with under floor heating, , recessed spotlights, stairs to first floor, airing cupboard, stairs to first floor with integrated cupboards and drawers under, doors to:

Refitted Wc

Refitted suite comprising of dual flush wc, vanity wash hand basin with mixer tap and cupboard under, complimentary wall tiling to dado height, tiled floor with under floor heating, recessed spotlights.

Dual Aspect Lounge

Dual aspect room with double glazed window to front and double doors to rear leading to the rear garden, tow radiators.

Refitted Kitchen/dining Room

Refitted with a range of wall and base units, pan drawers, glass fronted display cupboard, complimentary work surfaces with inset sink and mixer tap, concealed counter lighting, inset induction hob with extractor hood over, 2 built in ovens and a built in microwave, integrated fridge/freezer and dishwasher, tiled floor with under floor heating, recessed spotlights, double doors leading to the rear garden, door to utility room, double doors leading to the rear garden.

Refitted Utility Room

Refitted with a range of wall and base units, complimentary tiled splash back, inset sink/drainage with mixer tap, space for washing machine and tumble dryer, recessed spotlights, tiled floor with under floor heating, double glazed door to rear garden and doors to:

Refitted Shower/Wet Room

fitted with rainfall and handheld shower attachments, recessed spotlight, extractor fan.

Study

Tiled floor with under floor heating, recessed spotlights, double glazed window and door to front.

Landing

Access to loft, storage cupboard, doors to:

Bedroom One

Double glazed window to front and door to balcony, radiator.

Bedroom Two

Double glazed window to front and door to balcony, radiator, built in wardrobes.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Refitted Bathroom

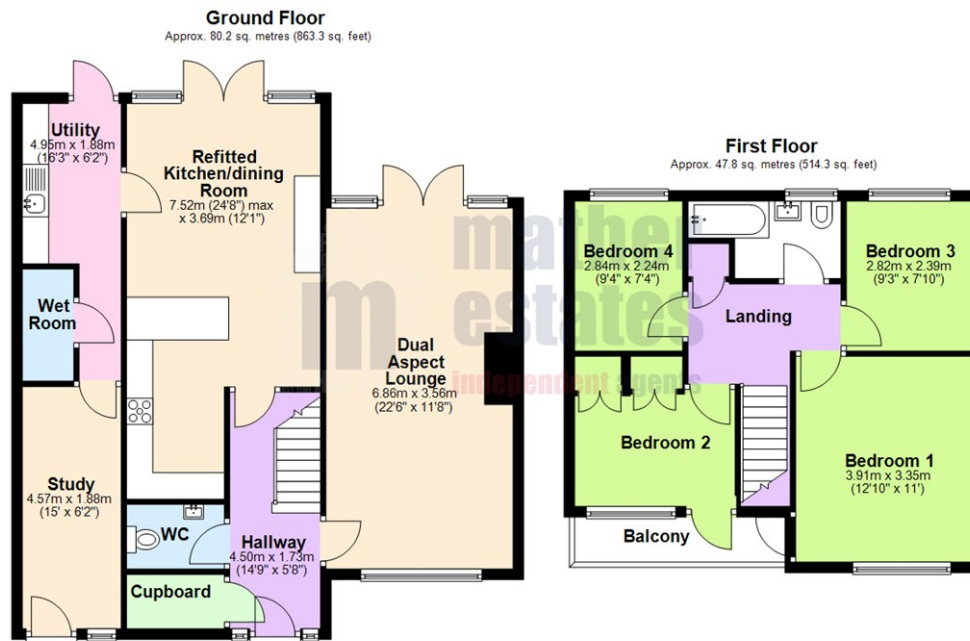
Refitted suite comprising panel enclosed bath, vanity wash hand basin with mixer tap and cupboard under, concealed cistern dual flush wc, complimentary wall tiling to full height, tiled floor, heated towel rail, recessed spotlights, double glazed window to rear.

Driveway

Private driveway providing private off street parking for three vehicles.

Low Maintenance Rear Garden

Landscaped with easy maintenance in mind, patio area and artificial lawn to the immediate rear with lighting, fabulous area for entertaining, retaining sleeper wall with steps up to a lawn area, broken slate covered planters, mature evergreens.

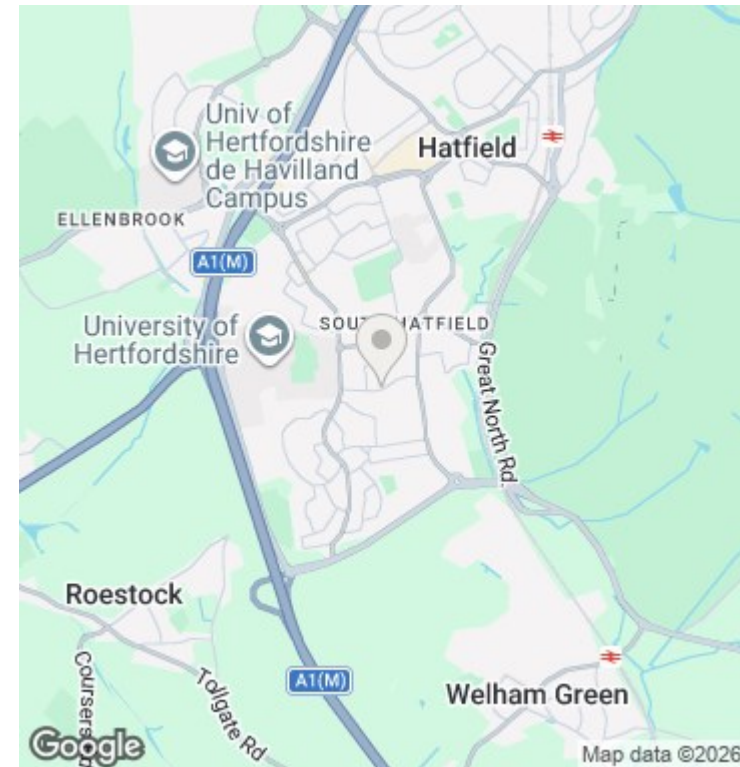


Total area: approx. 128.0 sq. metres (1377.6 sq. feet)
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (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 ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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. 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.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ