French Horn Lane, Hatfield, AL10 8AG

£325,000

5 2 1

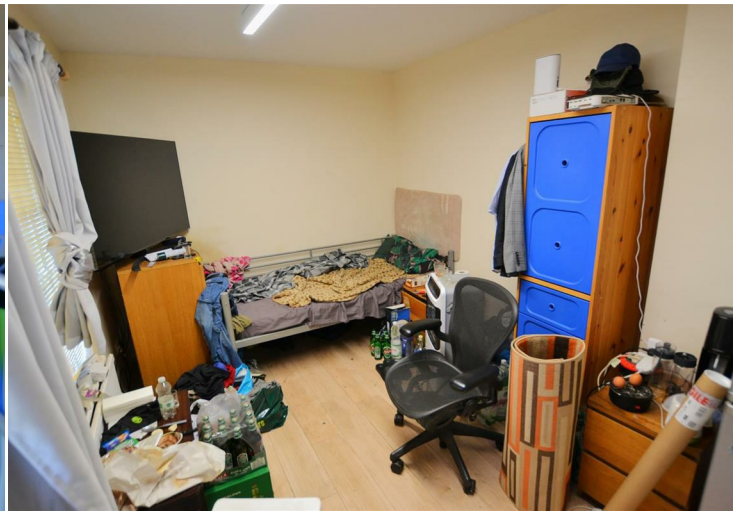
French Horn Lane, Hatfield

Guide Price £325.000-£335.000

Spacious three storey town house with garage and driveway conveniently situated within walking distance of Hatfield train station and town centre.

The property is available to purchase as an HMO rental achieving £37.752 pa approximately inclusive of bills or chain free with vacant possession and briefly comprises of entrance hall, ground floor shower room, dining room/bedroom five, kitchen/diner, dual aspect lounge/bedroom four to the first floor along with a further bedroom, the top floor offers two further bedrooms and a bathroom. The house is double glazed and has gas central heating.

Outside there is a small private garden to the front and a courtyard style garden to the rear. Also to the rear there is a garage with a driveway to the front for one vehicle. Further garage and driveway available to purchase by separate negotiation.



Entrance Hall
20'6" x 5'8"
Window to front, storage cupboard, stairs to first floor, door to rear garden, door to:

Dining Room/bedroom Five
12'0" x 8'10"
Window to front, radiator

Kitchen/Diner
11'4" x 9'10"
Fitted with a range of wall and base units, complimentary work surfaces, stainless steel sink drainer with mixer tap and tiled splash back, space for electric hob with over under and extractor over, fridge/freezer, plumbing for washing machine and dishwasher, gas fired "Worcester" boiler, window to rear.

First Floor Landing
14'1" x 4'9"
Window to front, storage cupboard, stairs to second floor, doors to:

Dual Aspect Lounge/bedroom Four
19'4" x 10'1"
Window to front and rear, two radiators

Bedroom Three
6'1" x 7'4"
Window to rear, storage cupboard, radiator

Second Floor Landing
5'0" x 5'5"
Doors to:

Bedroom One
9'1" x 15'9"
Window to front, storage cupboard, radiator

Bedroom Two
10'10" x 12'6"
Window to rear, radiator

Shower Room
7'2" x 4'10"
Comprising of vanity wash hand basin with mixer tap and storage under, corner shower cubicle with glazed sliding doors and electric shower, dual flush wc, complimentary tiling, radiator, window to rear.

Shower Room
Comprising of dual flush wc, corner shower cubicle, radiator, window to rear.

Front Garden
Flower and shrub bed, path to front door.

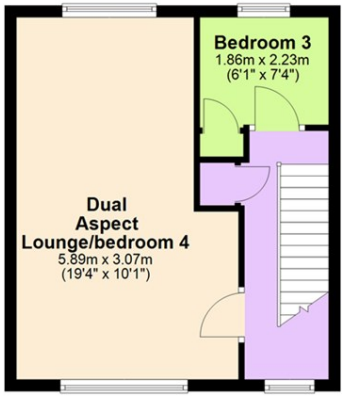
Rear Garden
Graveled for low maintenance, flower bed, shrubs and evergreens, brick built shed, access to driveway and garage to rear.

Driveway & Garage
Providing private parking for one vehicle and access to the garage with up and over door.

Additional Garage & Driveway
There is the option to buy an additional garage and driveway to the rear of the property by further negotiation.

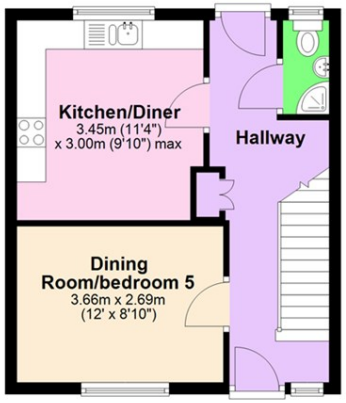
First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



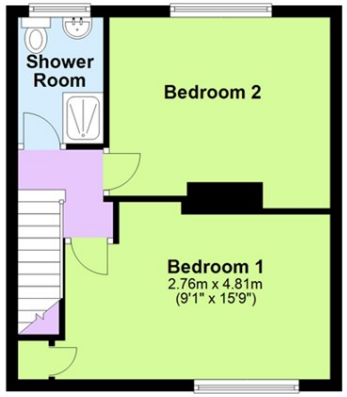
Ground Floor

Approx. 33.1 sq. metres (356.8 sq. feet)

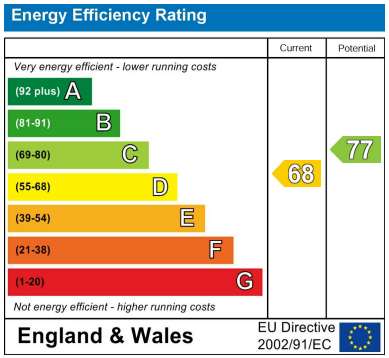


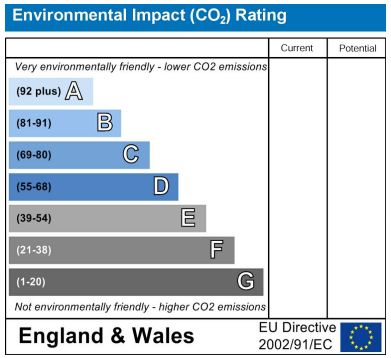
Second Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 108.4 sq. metres (1166.3 sq. feet)





mather estates
independent agents

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.

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