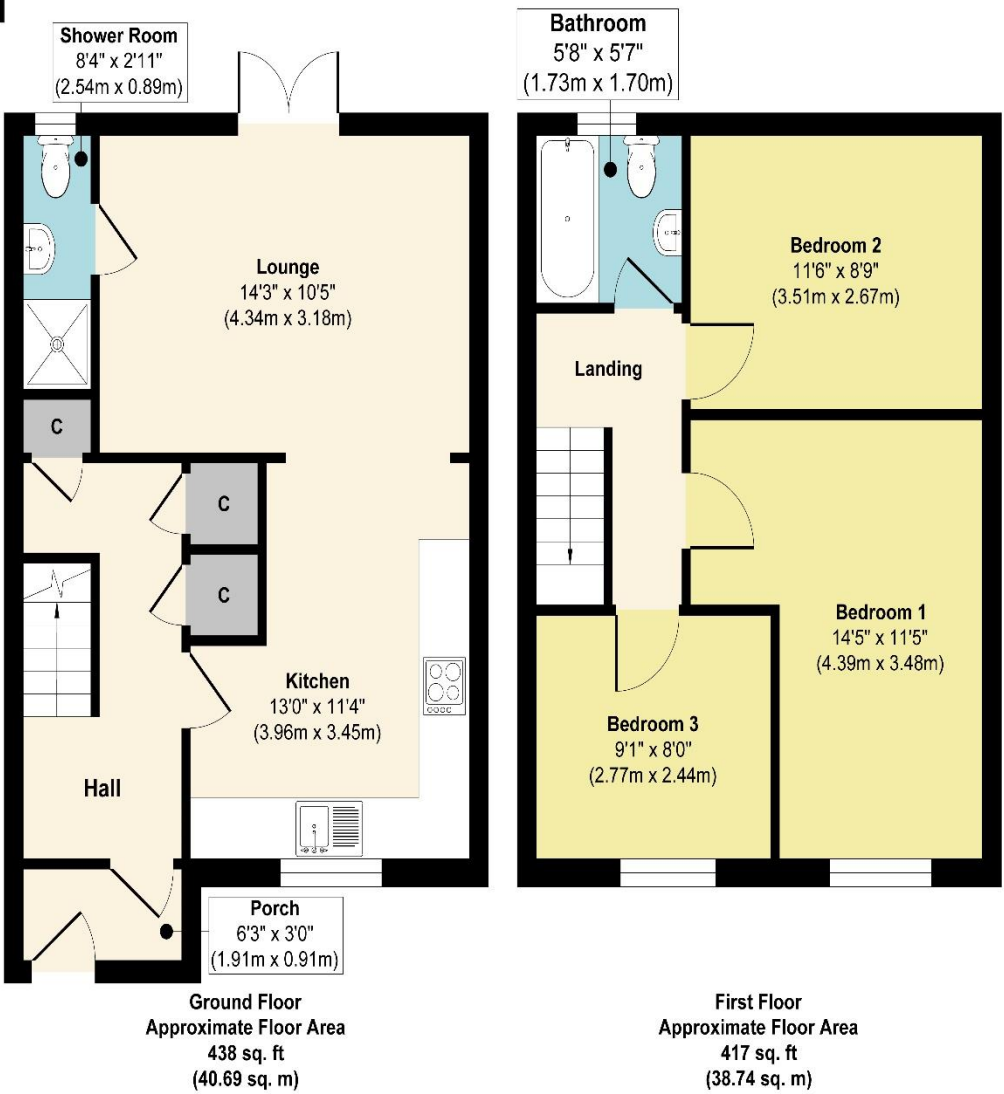


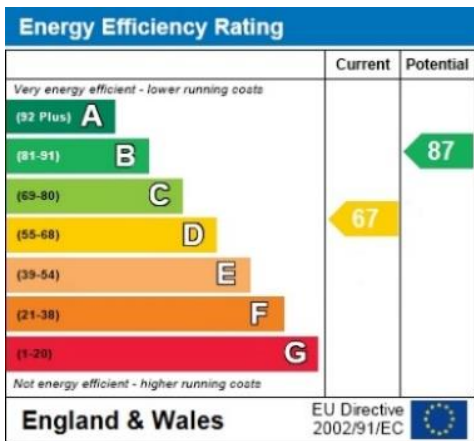
Millwards Floor Plan



Approx. Gross Internal Floor Area 855 sq. ft / 79.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Millwards, Hatfield Freehold
Price £385,000



CHAIN FREE. A NEWLY REFURBISHED TO A HIGH STANDARD. A THREE BEDROOM MID TERRACE HOUSE . Stylish and move-in ready, this home blends modern finishes with family-friendly design in a peaceful Hatfield location. Close to local shops, schools, Welham Green train station.

- NEWLY REFURBSIHED
- NEW KITCHEN WITH GRANITE WORKTOPS & BRUSHED GOLD TAP
- NEW FITTED CLOAKROOM
- NEW FLOORING THROUGHOUT INCLUDING FEATURE STAIRCASE LIGHTING
- NEW GROUND FLOOR SHOWER ROOM
- NEW FITTED BATHROOM
- NEW GAS CENTRAL HEATING
- NEW "WORCESTER" COMBI BOILER
- A FULL ELECTRIC REWIRE THROUGHOUT





Front

Path leading to front porch with a selection of shrubs and evergreen bushes.

Entrance/ Porch

uPVC double glazed windows and door.

Hallway

Laminated flooring and radiator. Under stairs storage cupboard housing the gas meter. Under step lighted stairs to first floor landing.

Open Plan Kitchen

A great selection of wall and base units with premium granite work tops and inset stainless steel sink with ingrained drainer and flexible mixer tap, integrated 4 ring electric hob with concealed extractor fan and integrated electric oven. Integrated fridge/freezer and dishwasher, space and plumbing for a washing machine. Housing for "Worcester combination boiler. Power points with USB charging ports. Under counter and plinth lighting. Double glazed window to front.

Living Room/ Dining Room

A bright light and airy room. Laminated flooring, radiator, double glazed double door opening onto the rear garden. Power points with USB charging ports. Ample room for dining table and chairs. Door to

Ground Floor Shower Room

Fully tiled throughout, low flushing WC, floating wash basin and mixer tap, shower with thermostatic controls, shower attachment, glass folding doors. Wall mounted digital mirror. Double glazed obscure window to rear.

Landing

Carpeted flooring and loft access.

Bedroom One

Carpeted flooring, radiator and double glazed window to front.

Bedroom Two

Carpeted flooring, radiator and double glazed window to rear.

Bedroom Three

Carpeted flooring, radiator and double glazed window to front. Custom wooden framed bed above stairs bulk head.

Family Bathroom

Fully tiled throughout, low flushing WC, white panelled bath with shower and hand held shower attachment and screen., floating hand wash basin with mixer tap. Digital mirror. Obscure double glazed window to rear.

Rear Garden

Low-maintenance garden with patio for entertaining and new AstroTurf lawn — ideal for families or busy professionals.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.