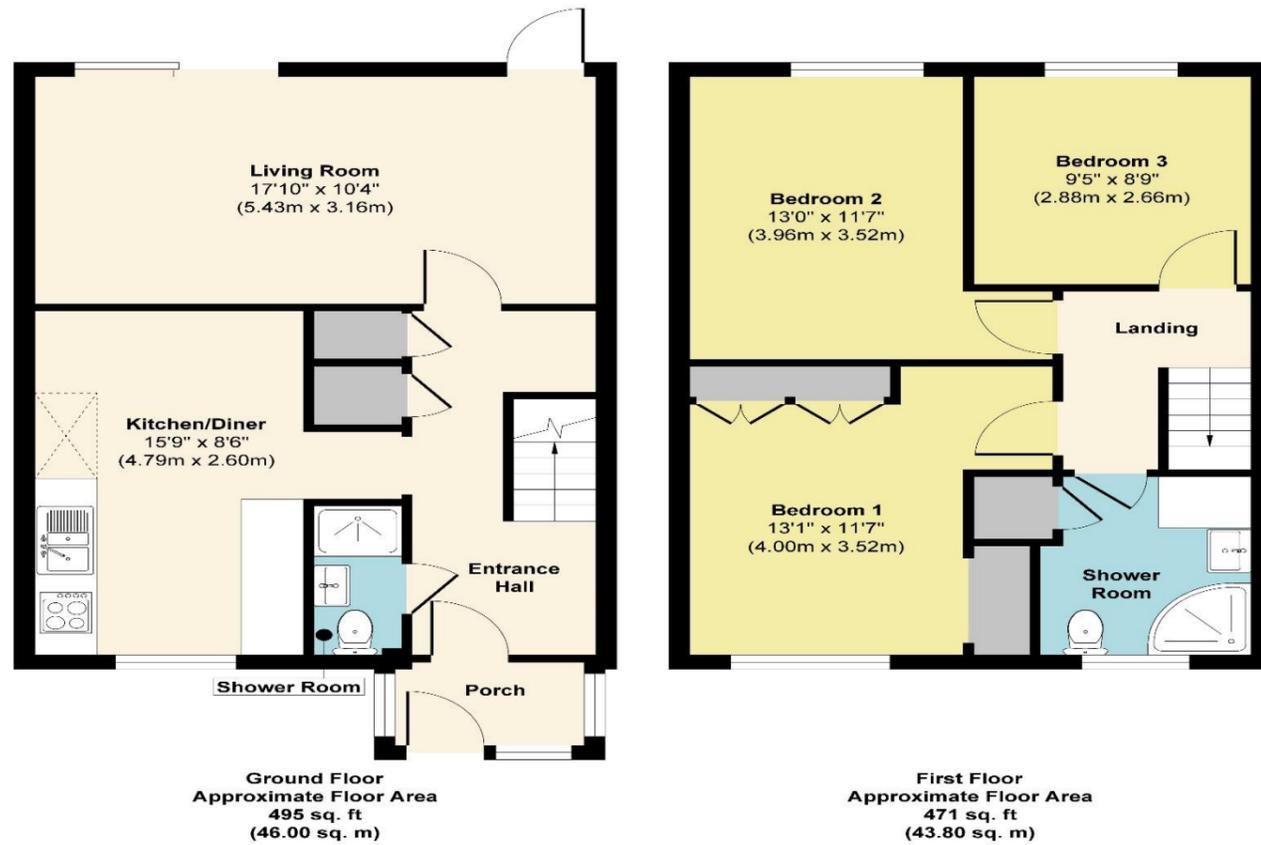
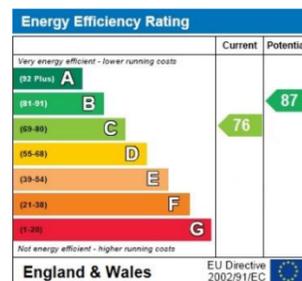


St Audreys Close



Approx. Gross Internal Floor Area 966 sq. ft / 89.80 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 particulars 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.

St Audreys Close, Hatfield Freehold Price £369,995



Chain free three-bedroom home in a quiet Hatfield turning, overlooking a green and backing onto open fields. Features two modern shower rooms, kitchen/breakfast room, lounge, 30ft garden with rear access, and excellent local amenities nearby. A must see property.

- Offered completely chain free
- Overlooks a green and backs onto open fields
- Three bedrooms with two shower rooms (one on each floor)
- Spacious lounge with direct garden access
- Modern fitted kitchen with integrated appliances
- 30ft low maintenance garden with rear gate to fields
- Double glazed throughout with gas central heating
- Located near Hatfield Town Centre, local shops, and schools
- Peaceful residential turning ideal for families
- Great opportunity for first time buyers or investors





Porch

Accessed via the front door, the porch benefits from double glazed windows to the front and side, providing ample natural light. Textured ceiling and internal door leading to entrance hall.

Entrance Hall

Bright and welcoming with dado rails, laminate wood style flooring, single radiator, coving to textured ceiling, and a handy storage cupboard housing meters. Staircase to first floor and doors to ground floor rooms.

Ground Floor Shower Room / Cloakroom

Modern and fully tiled with a low-level flush WC, wash hand basin with vanity unit, walk-in shower cubicle, inset spotlights, and a double glazed window to the front aspect.

Kitchen / Breakfast Room

Positioned at the front of the home with a double glazed window overlooking the green. Fitted with a range of base and wall mounted units with square-edged worktops and tiled splashbacks. Integrated appliances include fridge/freezer, built-in microwave, oven, electric hob, stainless steel extractor hood, and space/plumbing for a washing machine, dishwasher, and tumble dryer. Finished with laminate wood style flooring, inset spotlights, and a breakfast area.

Lounge / Dining Room

A generous rear reception room with double glazed sliding patio doors and an additional double glazed door leading out to the garden. Features include laminate wood-style flooring, textured ceiling with inset spotlights, and a double radiator. Offers pleasant views and easy access to the landscaped garden.

First Floor Landing

Access to a part boarded loft space with storage and housing for the combi boiler. Dado rails and textured ceiling with doors to all first floor rooms

Bedroom One

Located at the front of the property with a double glazed window overlooking the green. Features stripped wood flooring, single radiator, coving to ceiling, and a recessed storage area

Bedroom Two

A well sized double bedroom with views over the rear garden and fields. Includes laminate wood style flooring, coving to textured ceiling, and a single radiator

Bedroom Three

Also overlooking the rear garden, with laminate wood-style flooring, single radiator, and coving to textured ceiling.

Family Shower Room

Modern and well appointed with a walk in shower cubicle, low level flush WC, vanity wash hand basin, heated towel rail, inset spotlights, and a storage cupboard. Double glazed window to the front aspect

Rear Garden

Approximately 30ft in length, mainly paved for easy maintenance with established shrubs and flower beds. Rear gate provides direct access to open fields — ideal for dog walkers and families.

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.