



Ground Floor  
Approximate Floor Area  
615 sq. ft  
(57.13 sq. m)

First Floor  
Approximate Floor Area  
400 sq. ft  
(37.16 sq. m)

Approx. Gross Internal Floor Area 1015 sq. ft / 94.29 sq. m

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

Produced by Elements Property

Broad Acres, Hatfield Freehold  
Guide Price £375,000



CHAIN FREE three bedroom end of terrace house in Hatfield Garden Village, offered as a refurbishment project. In need of modernisation throughout, with an open plan lounge/diner, front garden, driveway and garage. Excellent potential for buyers or investors.

- CHAIN FREE
- Front garden, driveway and garage
- Ideal renovation project with strong potential
- Located in Hatfield Garden Village
- Three bedroom house requiring full refurbishment
- First-floor bathroom with separate WC
- Good sized bedrooms with storage
- Suitable for owner occupiers or investors
- Close to The Galleria and Hatfield Station
- Easy access to A1(M) and A414



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.



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## Outside

Front garden with driveway providing off street parking and access to the garage.

## Entrance Hall

Window to front, carpeted stairs to the first floor, understair storage cupboard, gas radiator, and doors leading to the kitchen and lounge/diner.

## Kitchen

Laminate flooring, window to front, gas radiator, rolled over worktops, electric oven and hob with extractor, steel sink, tiled splash backs, and boiler.

## Open Plan Lounge / Diner

Dining Area: Carpeted, window to rear, radiator.

Lounge Area: Carpeted, sliding glass doors to the garden, window to side, radiator.

## Garage

Power supply, manual up-and-over door.

## First Floor Landing

Loft access, airing cupboard housing mega flow boiler, and doors to all bedrooms, bathroom and wc.

## Bathroom

Carpeted floor, part tiled walls, bath with shower, pedestal wash hand basin, window to rear, radiator.

## WC

Low level flush wc and window to side.

## Bedroom One

Spacious double room with carpeted floor, window to front, radiator and storage cupboard.

## Bedroom Two

Carpeted, window to rear, radiator and storage cupboard.

## Bedroom Three

Carpeted, window to front, radiator and storage cupboard.

## Further Details

The property is Freehold

Council Tax Band - Band D

**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.**