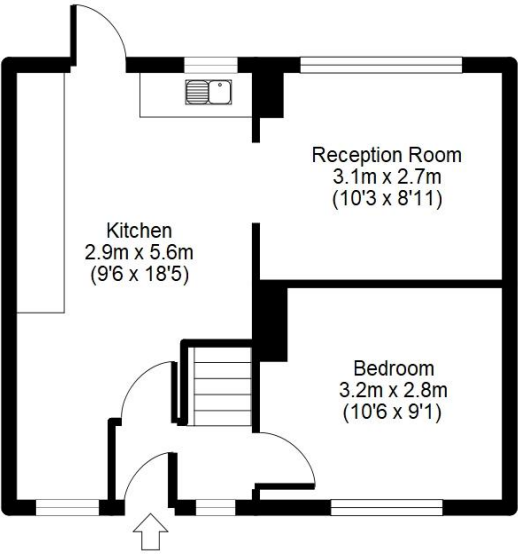
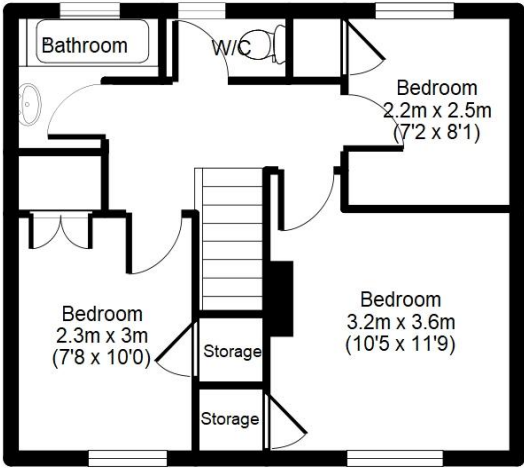


Willow Way, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 762 sq. ft / 71 sq. m

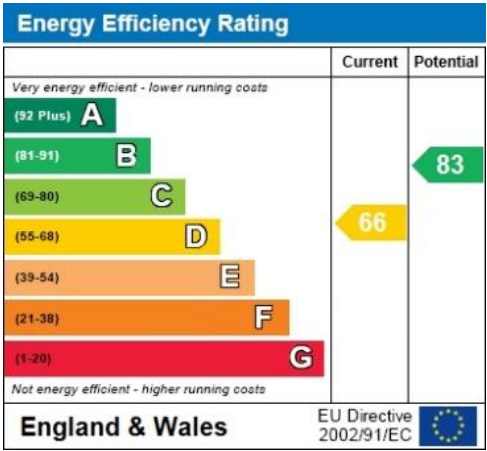


Ground Floor



First Floor

For identification purposes only  
Measurements ar approx and not to scale



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.

Willow Way, Hatfield Freehold  
Price £310,000



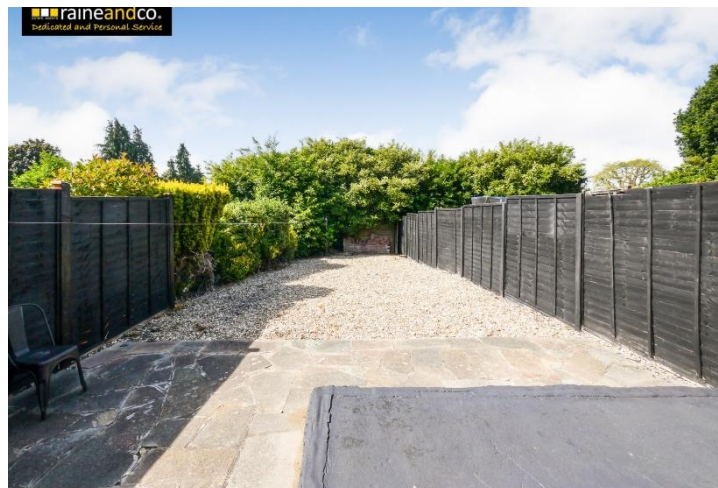
Well maintained three bedroom terraced property, ideally situated on the south side of Hatfield. Offering a fantastic opportunity for first time buyers and investors.

- CHAIN FREE
  - WELL MAINTAINED PROPERTY
  - ONE/TWO RECEPTIONS
  - THREE/FOUR BEDROOMS
  - BUILT IN STORAGE IN EVERY BEDROOM
  - GENEROUSLY SIZED KITCHEN FOR CONVENIENCE
- CLOSE TO LOCAL SHOPS, GOOD LOCATION!
  - SPACIOUS AND PRIVATE GARDEN
  - GAS CENTRAL HEATING
  - DOUBLE GLAZED WINDOWS THROUGHOUT





# Willow Way, Hatfield



# Willow Way, Hatfield

## Kitchen

A bright and functional kitchen fitted with a comprehensive range of base and eye level units and roll over worktops. Includes an integrated electric oven, hob, and extractor fan, with space and plumbing for both a dishwasher and washing machine. There's also room for a free standing fridge. Finished with tiled flooring, tiled splashbacks, a stainless steel sink with mixer tap, and dual aspect double glazed windows to the front and rear. The kitchen also houses the gas boiler and provides access to both the garden and the lounge.

## Living/Dining Room

A comfortable and inviting living space with fitted carpet, a radiator, and a large double glazed window overlooking the rear garden. Ideal for relaxing or entertaining!

## Bedroom 1

Spacious double bedroom with wood effect laminate flooring, a front aspect double glazed window, radiator, TV point, and built in wardrobe.

## Bedroom 2

Another spacious bedroom with a front aspect double glazed window, built in wardrobe, wood laminate flooring, radiator, and TV point.

## Downstairs Bedroom/ Reception

Located at the front of the property, this versatile room features wood effect laminate flooring, a radiator, a window to the front, and a TV point — ideal for use as a bedroom, study, or guest room.

## Bedroom 3

Functional room with a rear aspect double glazed window, wood effect laminate flooring, radiator, built in wardrobe, and TV point. Ideal for use as a nursery, bed room, or home office.

## Bathroom

A smartly presented family bathroom featuring tiled flooring and fully tiled walls. Comprises a panel enclosed bath with mixer tap and shower, pedestal wash basin with mixer tap, radiator, extractor fan, and frosted rear aspect double glazed window.

## Separate WC

Conveniently separate from the main bathroom, this space includes a low level flush W.C., vanity basin with mixer tap, tiled floors and walls, frosted rear aspect double glazed window, and extractor vent.

## Garden

The private rear garden offers approximately 55 feet of outdoor space, featuring a gravel area and paved patio. Fully enclosed and accessible via the kitchen, the garden provides a peaceful retreat with scope for personalisation.

## 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.