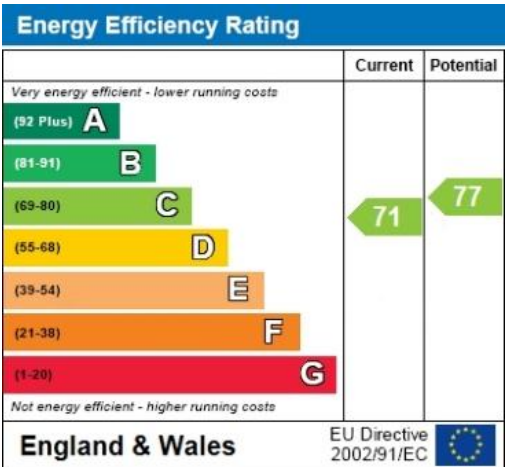


Drovers Way, Hatfield

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Approx. Gross Internal Floor Area 952 sq. ft / 88.43 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Drovers Way, Hatfield Freehold
Guide Price £375,000



A well presented three bedroom end of terrace home in Drovers Way. Featuring a bright lounge, kitchen/diner with garden access, downstairs wc, three bedrooms with fitted storage, and front and rear gardens with side access. Ideal for homeowners or investors.

- Three bedroom end of terrace house
- Downstairs wc
- Bright front facing lounge
- Kitchen / diner with integrated appliances
- Quick Step timber flooring throughout
- Three bedrooms, all with built in or fitted wardrobes
- Rear garden with patio, lawn, two sheds, and side access
- Front garden with two external storage cupboards
- Practical layout suitable for families, first time buyers, or investors
- Close to local shops, Hatfield Station, and easy access to A1(M)



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

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Front Garden

Mainly laid to lawn with a paved pathway leading to the front door. Two external storage cupboards.

Entrance Hall

Entered via the front door, with Quick Step timber flooring, radiator, under stairs storage, and access to the wc, kitchen, and lounge.

WC

Fitted with a low level flush wc and pedestal wash hand basin with mixer taps. Quick Step timber flooring, tiled walls, radiator, side window, and ventilation.

Lounge

A bright reception room with quick step timber flooring, radiator, and window to the front. A door leads directly through to the kitchen/diner.

Kitchen / Diner

A spacious kitchen / diner with Quick Step timber flooring. Fitted with a range of base and eye level units with roll over worktops and tiled splash backs. Features include an induction hob with extractor over, built in microwave, wall mounted oven integrated into the units, and sink with drainer, mixer tap, and rinsing bowl. Window to the rear, space for a fridge, a storage cupboard/pantry, and a sliding door opening onto the garden.

Landing

Carpeted stairs rise to a carpeted landing with a storage cupboard, loft access, and doors leading to all bedrooms and the bathroom.

Master Bedroom

Quick Step timber flooring, fitted wardrobe, radiator, and window overlooking the rear garden.

Bedroom Two

Quick Step timber flooring, fitted wardrobe, radiator, and window to the front aspect.

Bedroom Three

Quick Step timber flooring, built in wardrobe, radiator, and rear facing window.

Family Bathroom

Family bathroom with separate bath and shower. WC and vanity sink unit with window to front aspect and gas radiator.

Rear Garden

Mainly laid to lawn with a paved patio area ideal for outdoor seating. The garden includes two sheds for storage and benefits from gated side access.

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.