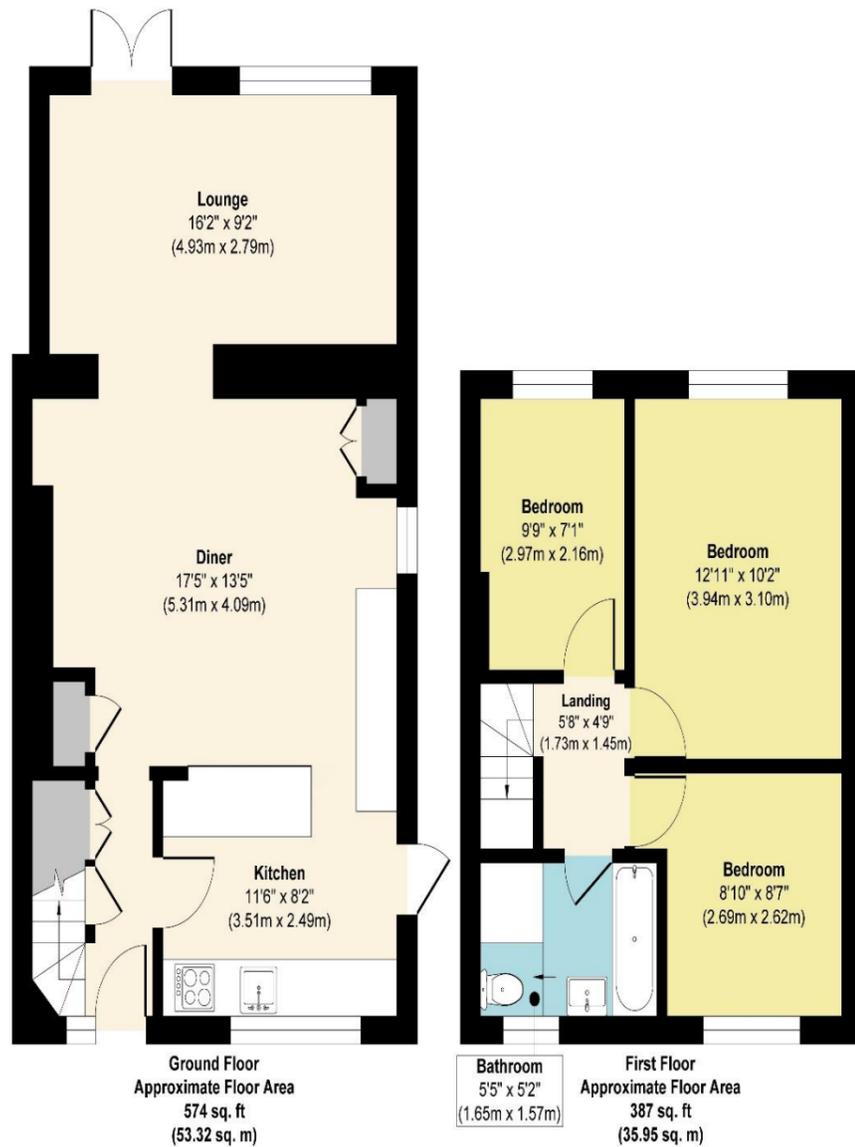


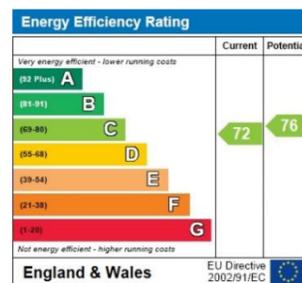
## Hare Lane, Hatfield



**Approx. Gross Internal Floor Area 961 sq. ft / 89.27 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.

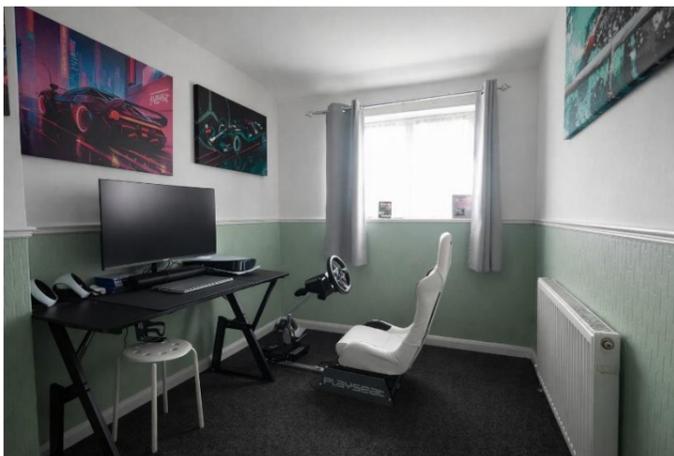
## Hare Lane, Hatfield Freehold Guide Price £450,000



A three bedroom end terrace home situated in South Hatfield, in turn key condition throughout. Boasting a re fitted kitchen and bathroom, newly refurbished ground floor, driveway for three vehicles, and a generous rear garden with patio, shed and summer house.

- Three Bedroom End Terrace House
- Open Plan Kitchen And Dining Room
- New Bathroom Installed In 2021
- Driveway Providing Parking For Three Vehicles
- Fully Rewired Throughout
- New Combi Boiler Installed In 2021
- Hive App Controlled Central Heating System
- Rear Garden With Patio, Summer House And Shed
- Ground Floor Fully Refurbished
- Excellent Storage Throughout





## Entrance Hall

Entered via the new front door, the entrance hall has wood laminate flooring and gives access to the lounge and kitchen. Stairs rise to the first floor and there is useful under stairs storage, an electrics cupboard and a radiator.

## Open Plan Kitchen / Dining Room

### Kitchen Area

Fitted with a range of base and eye level units with roll edge work surfaces and tiled splashbacks. There is a steel sink with drainer and mixer tap, an integrated gas hob with extractor over, and an electric fan oven. The room also provides space for a washing machine and dryer, wood laminate flooring, a window to the front, and a door to the side passage. An open counter and walkway lead through to the dining area.

### Dining Area

A versatile dining space with wood laminate flooring, window to the side, two radiators, integrated storage and a fitted wardrobe. There is space for a fridge, a breakfast bar, and doors leading to both the lounge and the entrance hall.

### Lounge

A comfortable reception room with carpeted flooring, 2 radiators and window overlooking the rear garden. A door opens directly onto the garden, making this a pleasant everyday living space.

### Landing

Carpeted stairs rise to the first floor landing, which is carpeted and gives access to all three bedrooms and the bathroom. Loft hatch to boarded loft.

### Bedroom One

A double bedroom with carpeted flooring, radiator and double glazed window to the rear.

### Bedroom Two

A further good sized bedroom with carpeted flooring, radiator and double glazed window to the rear.

### Bedroom Three

A single bedroom or ideal study with carpeted flooring, radiator and double glazed window to the front.

### Bathroom

Fitted with a panel enclosed bath with shower over, vanity sink with mixer taps and low level flush wc. The room also features fully tiled walls, tiled flooring, heated towel rail, extractor fan and opaque double glazed window to the front.

### Garden

Mainly laid to lawn with a paved patio seating area. Further benefits include a side passage, storage shed, summer house and external electric point.

### Front / driveway

Driveway providing off street parking for three vehicles with an outside tap.

## 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.**