



Outbuilding
Approximate Floor Area
123 sq. ft
(11.42 sq. m)

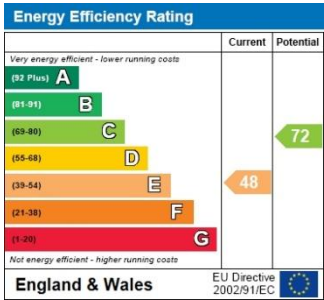
Ground Floor
Approximate Floor Area
547 sq. ft
(50.81 sq. m)

First Floor
Approximate Floor Area
391 sq. ft
(36.32 sq. m)

Approx. Gross Internal Floor Area 1061 sq. ft / 98.55 sq. m (Including Outbuilding)

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.

High Dells, Hatfield Freehold

Guide Price £450,000



A beautifully presented three bedroom terraced house featuring a new high end kitchen, modern bathroom and separate shower room, new driveway, landscaped garden, insulated garden outbuilding with power and Ethernet, conservatory and excellent storage throughout.

- Three Bedroom Terraced House

• New High End Kitchen

• New Driveway For Multiple Cars

• New Bathroom And Separate Shower Room

• Fully Insulated Garden Outbuilding

• Electricity And Ethernet To Outbuilding
- Landscaped Rear Garden

• New Carpets To First Floor

• Conservatory With New Flooring

• Excellent Storage Throughout



High Dells, Hatfield



High Dells, Hatfield

A beautifully presented and substantially improved three bedroom terraced house, ideally positioned on High Dells in Hatfield. The property has been thoughtfully upgraded by the current owners and offers well proportioned accommodation throughout, combined with a range of modern and practical features.

To the front of the property is a newly installed driveway providing parking for multiple vehicles, while internally the property benefits from repurposed wood flooring, new carpets to the first floor, a new high end kitchen, modern bathroom facilities and excellent storage throughout. The ground floor accommodation begins with an entrance hall providing access to the living room and kitchen/dining room, with two useful built in storage cupboards. The living room features attractive repurposed wood flooring, a brick built fireplace and a window overlooking the front, together with sliding glazed doors leading through to the kitchen/dining room.

The impressive new kitchen is fitted with a range of high quality units, quartz worktops and tiled splashbacks. Integrated Bosch appliances include an induction hob with extractor, fan oven, fridge/freezer, dishwasher and washing machine. The kitchen also benefits from a window overlooking the conservatory, sliding doors to the conservatory, a gas radiator and useful understairs storage. The conservatory provides an excellent additional reception space and features newly laid tiled flooring, double glazing, windows overlooking both side aspects and the rear garden, a gas radiator and sliding glazed doors opening directly onto the garden.

Outside, the landscaped rear garden has been designed with established borders, a paved pathway and lawn leading towards the rear of the garden. A particular feature is the fully insulated garden outbuilding, which benefits from electricity and Ethernet connection, a window overlooking the garden and double glazed doors. This provides an excellent and versatile space that could be used as a home office, gym, hobby room or additional storage.

To the first floor there are three bedrooms, a family bathroom and a separate shower room. The landing is carpeted and benefits from a gas radiator, with doors leading to all first floor rooms.

The principal bedroom is a good sized double room with fitted, custom built wardrobes, carpet flooring, a gas radiator and a window overlooking the front aspect. Bedroom two is also carpeted and benefits from a rear aspect window, useful overstairs storage, loft access and a gas radiator. Bedroom three is carpeted and has a front aspect window and gas radiator.

The main bathroom is fully tiled and comprises a bath with shower attachment, WC, vanity unit and heated towel rail, together with a frosted rear aspect window. In addition, there is a separate fully tiled shower room, fitted with a full size shower and frosted rear aspect window. Overall, this is a superb family home which has been significantly improved and offers a combination of modern accommodation, quality fittings, excellent storage, generous off road parking and a versatile insulated garden outbuilding.

Ground Floor

Entrance Hall

Repurposed wood flooring, gas radiator, window to front aspect, glass panelled door leading to the living room and two useful built in storage cupboards.

Living Room

Repurposed wood flooring, brick built fireplace, window overlooking the front aspect, gas radiator and sliding glazed doors leading through to the kitchen/dining room.

Kitchen/Dining Room

A superb newly fitted high end kitchen featuring quartz worktops and tiled splashback. The kitchen comprises a stainless steel sink, induction hob with extractor fan and fan oven, all Bosch, together with integrated fridge/freezer, dishwasher and washing machine. Further features include repurposed wood flooring, window overlooking the conservatory, sliding glazed doors to the conservatory, gas radiator and useful understairs storage cupboard.

Conservatory

A bright and useful additional reception space with newly laid tiled flooring, double glazed windows overlooking both side aspects and the rear garden, gas radiator and sliding double glazed doors providing access to the rear garden.

Garden

Landscaped garden with established borders, paved pathway and lawn leading to the rear outbuilding. The garden provides a pleasant and private outdoor space and benefits from a newly installed fence.

Outbuilding

A fantastic versatile space which is fully insulated and benefits from electricity and Ethernet connection. There is a window overlooking the garden and double glazed doors providing access to the garden. Ideal for use as a home office, gym, hobby room or additional storage.

First Floor

Landing

Carpeted landing with gas radiator and doors leading to all first floor rooms, together with access to the loft.

Bedroom One

Carpeted double bedroom featuring custom built fitted wardrobes, gas radiator and window overlooking the front aspect.

Bedroom Two

Carpeted bedroom with window overlooking the rear aspect, useful overstairs storage, loft access and gas radiator.

Bedroom Three

Carpeted bedroom with window overlooking the front aspect and gas radiator.

Main Bathroom

Fully tiled bathroom comprising bath with shower attachment, WC and vanity unit. The room also benefits from a heated towel rail and frosted window overlooking the rear aspect.

Separate Shower Room

Fully tiled separate shower room comprising a full size shower, WC and frosted rear aspect window.

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.