





46 Oaklands Wood, Hatfield, Hertfordshire AL10 8LU

# Guide Price £460,000 - Freehold

# **Property Summary**

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE THREE BEDROOM END OF TERRACE FAMILY HOME CLOSE TO TOWN CENTRE. The property benefits from fully fitted kitchen and bathroom, spacious lounge/diner and conservatory to the rear. The first floor accommodation offers three bedrooms one with en-suite facilities plus a family bathroom. Externally there is front and rear gardens plus garage and driveway with potential to extend subject to planning permission. Situated in a quiet modern development within walking distance to Hatfield Town centre and all of its amenities and the highly recommended BISHOPS GIRLS SCHOOL. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

# Features

- CHAIN FREE
- END OF TERRACE CORNER PLOT
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- FITTED BATHROOM
- CONSERVATORY
- DOUBLE GLAZING
- GARAGE & DRIVEWAY
- EXTENSION POTENTIAL (STPP)

## **Room Descriptions**

## **GROUND FLOOR ACCOMMODATION**

#### Hallway

Via part double glazed entrance door, fitted radiator, stairs to first floor landing, doors leading off to:

#### **Downstairs Cloakroom**

Front aspect double glazed frosted glass window, low level WC, wash hand basin, fitted radiator, complementary tiling to splashbacks, wall mounted fuse box.

# Lounge

11' 9"  $\times$  15' 4" (3.58m  $\times$  4.67m) Front aspect double glazed window, understairs storage cupboard, "Adam's" style fire surround housing coal effect fire, open aspect to:

# **Dining Area**

7' 5" x 11' 5" (2.26m x 3.48m) Fitted radiator, double glazed sliding patio doors to conservatory, door leading to:

# Kitchen

7' 5" x 11' 4" (2.26m x 3.45m) Rear aspect double glazed window overlooking rear garden. Range of matching wall and base units with rolled edge work tops over incorporating one and a half bowl polycarbonate sink unit with mixer taps over, fitted oven and four ring gas hob. Space for further appliances, fitted radiator, complementary tiling to splashbacks.

### Conservatory

7' 2" x 8' 0" (2.18m x 2.44m) Half brick base with double glazed concealed units and doors leading to rear garden and door to garage.

#### FIRST FLOOR ACCOMMODATION

### First Floor Landing

Stairs from ground floor, fitted radiator, access to loft space, doors off to:

#### **Bedroom One**

9' 10"  $\times$  10' 3" (3.00m  $\times$  3.12m) Front aspect double glazed window, fitted radiator, built in wardrobes, door leading to:

### **En-Suite**

Front aspect double glazed frosted glass window. Shower cubicle, low level WC, wash hand basin with vanity unit below, fitted radiator, complementary tiling to splashbacks.

### **Bedroom Two**

8' 5''  $\times$  9' 9'' (2.57m  $\times$  2.97m) Rear aspect double glazed window. Fitted radiator.

#### Bedroom Three

6' 5" x 8' 9" (1.96m x 2.67m) Rear aspect double glazed window, fitted radiator.

#### Bathroom

Side aspect double glazed frosted glass window. Three piece bathroom suite comprising of a panel enclosed bath with "Telephone style" hand held shower attachment. Pedestal wash and basin, low level WC, complementary tiling to splashbacks.

#### **EXTERNAL**

## Rear Garden

Shingle covering with perimeter fencing, patio area, mature shrubs and plants, gated side access.

#### Front Garden

Mature trees and hedgerows, driveway allowing for off street parking leading to:

#### Garage

8' 7"  $\times$  16' 9" (2.62m  $\times$  5.11m) With up and over door, power and lighting.

#### ADDITIONAL INFORMATION

# **Agents Notes**

Council Tax Band D EPC Rating D







