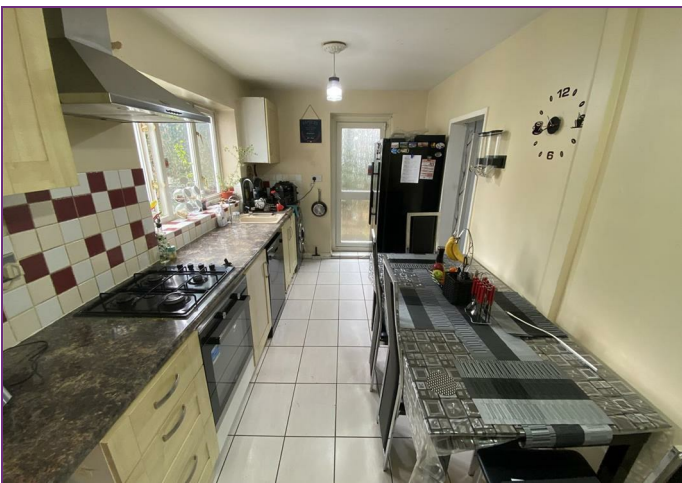


43 Briars Lane, Hatfield, AL10 8ES

A three bedroom semi detached property situated in an excellent location with huge potential for further improvement with planning permission in place for side and rear extension. The property neighbours Hatfield Free School, in addition to been close to a mix of primary and secondary schools plus other local amenities including Hatfield Town Centre, Hatfield Leisure Centre and The Galleria. The property offers a large rear garden approaching 150 ft plus driveway to the front.



Asking Price £420,000 Freehold



Entrance Hall

Double glazed door to front, stairs to first floor and door to lounge

Lounge

2.49 x 4.24 (8'2" x 13'10")

Double glazed window to front. Radiator, feature fireplace with gas fire, television point and door to kitchen. Large under stairs storage cupboard with gas meter.

Kitchen/Dining Room

4.89 x 2.39 (16'0" x 7'10")

Fitted kitchen with a range of wall and base mounted cupboards with work surfaces over and splash back tiling. Sink with mixer taps, built in oven and hob with extractor, space for appliances, radiator, double glazed window to rear and door to side. Tiled floor and door to:

Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and shower, wall mounted wash hand basin, low level WC, towel rail, separate shower cubical, tiled walls and floor. Two frosted double glazed windows, one to side and rear.

Landing

Double glazed window to side, loft access and doors to all rooms.

Bedroom One

2.36 x 3.96 (7'8" x 12'11")

Double glazed window to front, radiator and door to toilet with wall mounted wash hand basin.

Bedroom Two

3.37 x 2.32 (11'0" x 7'7")

Double glazed window to rear and radiator.

Bedroom Three

2.45 x 2.43 (8'0" x 7'11")

Double glazed window to rear and radiator.

Rear Garden

44.20mft approx (145ft approx)

Front Garden

Driveway for vehicles, gates side access to rear and shrub borders.

Tenure

Freehold

Agents Note

The owners currently have planning permission granted for side and rear extension and internal alterations. Further details can be found on line - Planning Application: 6/2020/2320/HOUSE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

