



## Heathcote Avenue, Hatfield

£525,000 Freehold

SEMI DETACHED HOUSE • THREE BEDROOMS • MODERN BATHROOM • KITCHEN WITH BREAKFAST BAR • SPACIOUS LIVING & DINING ROOM • GARAGE & DRIVEWAY • CLOSE TO TRAIN STATION • CHAIN FREE • FREEHOLD • EPC RATING - D

# KINGS

Sales Lettings Management



Situated in the sought after Birchwood area of Hatfield near to many local shops and amenities including Birchwood Primary and Pre-School and Hatfield Train Station is this recently refurbished three bedroom semi detached house. The ground floor comprises an inviting entrance hall with cloakroom, spacious living and dining rooms featuring LED strip lighting, and a large kitchen with breakfast area. The first floor features a master bedroom, second double bedroom, third single bedroom currently used as a dressing room and a modern family bathroom. This freehold property further benefits from a newly paved driveway to the front, rear garden with decking, lawn and patio areas and a detached garage.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:  
E





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1108.54 ft<sup>2</sup>  
102.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

