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PIKES



26 Breaks Road, Herts, AL10 8TR

A three bedroom split level maisonette situated close to Hatfield town centre and train station benefitting from own driveway, garage and offered with a Chain Free transaction.



Asking Price £295,000



Entrance Hall

Steps to front door. Accessed via a double glazed door with window to side. Stairs rising to first floor with under stairs storage cupboard with consumer board board. Radiator and doors to:

Kitchen

2.38 x 2.26 (7'9" x 7'4")

Fitted kitchen with a range of wall and base mounted cupboards with work tops over with splash back tiling. Single bowl single drainer sink with mixer taps, built in hob, single cavity oven under and extractor fan over. Pantry cupboard, wall mounted boiler, plumbing for washing machine and space for fridge freezer. Double glazed window and door to rear and door to dining room.

Lounge

3.85 x 3.45 (12'7" x 11'3")

Double glazed window to front. Laminate flooring, television point, radiator and door to

Dining Room

2.70 x 3.33 (8'10" x 10'11")

Double glazed window to rear, radiator and door to kitchen.

Landing

Loft access, storage cupboard, radiator and doors to all rooms.

Bedroom One

3.32 x 3.22 (10'10" x 10'6")

Double glazed window to front and radiator.

Bedroom Two

3.37 x 3.00 (11'0" x 9'10")

Double glazed window to rear and radiator.

Bedroom Three

2.47 x 2.68 (8'1" x 8'9")

Double glazed window to front, cupboard with hanging rail and radiator.

Garden

Steps down from back door. Patio area.

Garage

Single garage with up and over door and forecourt parking.

Tenure

Flying Freehold



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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