



## 16 Veritys, Hatfield, AL10 8HH

A semi detached family house located in the popular Cavendish area of Hatfield comprising of four bedrooms, a lounge/dining room, utility room, kitchen, bathroom, separate WC and rear garden. The property is located just under a mile from the town centre and just over a mile from Hatfield main line railway station.



**Asking Price £329,950 Freehold**



### Entrance Door Leading into:

#### Entrance Hall

Double glazed window to front, radiator, built in storage cupboard and stairs to first floor.

#### Lounge/Diner

6.35 x 3.31 (20'9" x 10'10" )

Double glazed window to front, radiator, an electric fire, double glazed sliding patio door leading out to conservatory.

#### Conservatory

3.42 x 2.65 (11'2" x 8'8" )

Double glazed windows to side and rear, tiled floor and radiator.

#### Kitchen

3.66 x 2.81 (12'0" x 9'2" )

Comprising of a range of base and wall mounted cupboards, roll edge work surfaces, four ring electric hob with extractor above and oven below. space for fridge freezer, one and a half bowl single drainer ceramic sink with mixer tap, a pantry cupboard housing a wall mounted boiler, plumbed for washing machine, part tiled wall, double glazed window to rear and single glazed door to rear garden.

#### Utility Room

2.67 x 1.81 (8'9" x 5'11" )

Wall mounted gas and electric meter, electrical isolating consumer unit, storage cupboard, part glazed door to front and double glazed window to front.

#### Stairs to First Floor and Landing

Access to a loft area, airing cupboard housing lagged water cylinder and shelving.

#### Bathroom

Shaped panel enclosed bath with mixer tap, wall mounted electric shower with hand shower attachment, splash shower screen, vanity wash hand basin with mixer tap, heated towel radiator, tiled walls and double glazed window to rear.

#### Separate WC

Comprising of a low flush toilet, frosted style double glazed window to rear.

#### Bedroom One

3.35 x 2.88 (10'11" x 9'5" )

Fitted wardrobes, radiator, built in storage cupboard with cloths rail, further storage above, double glazed window to front, radiator.

#### Bedroom Two

2.75 x 2.75 (9'0" x 9'0" )

Double glazed window to front, radiator, built in storage cupboard.

#### Bedroom Three

2.82 x 2.50 (9'3" x 8'2" )

Double glazed window to rear and radiator.

#### Bedroom Four

2.92 x 1.96 (9'6" x 6'5" )

double glazed window to rear, radiator, built in wardrobe.

#### Rear Garden

Mainly laid to lawn.



