



mather marshall
independent estate agents

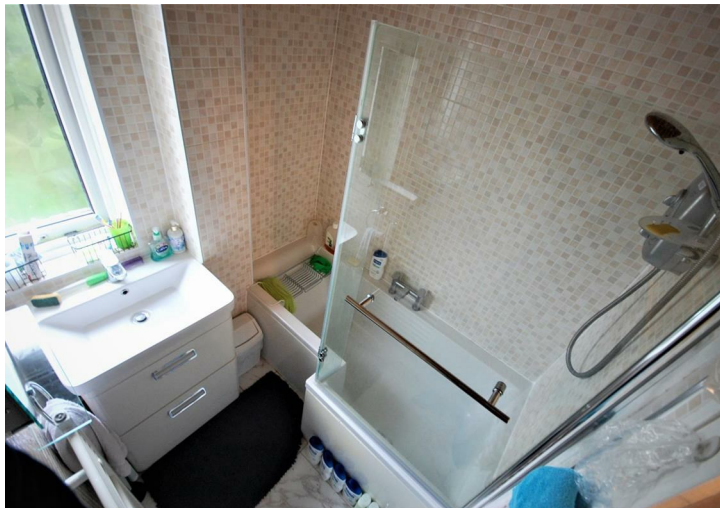
Veritys, Hatfield, Hertfordshire AL10 8HH

£329,950

Situated close to schools and the town centre, and within walking distance of the train station, is this extended four bedroom semi detached family home.

The property comprises of entrance hall, 20' dual aspect lounge, separate dining room, fitted kitchen with appliances, utility room, four bedrooms, refitted bathroom and separate wc. The house is double glazed and has gas radiator central heating via a Worcester" boiler.

Outside there is a private garden to front overlooking a small green, the rear garden is private with mature evergreens. please call 01707 270777 to arrange your viewing.



Entrance Hall

Stairs to first floor with cupboard under, door to utility room and door to:

Dual Aspect Lounge

20'9 x 11' (6.32m x 3.35m)

Dual aspect room with double glazed window to front and patio doors to rear leading to the conservatory, two radiators, wall light points, television and telephone point, door to kitchen.



Dining Room

11'2 x 8'8 (3.40m x 2.64m)

Double glazed windows to sides and rear, tiled floor, radiator, inset spotlights.



Fitted Kitchen

12' x 9'6 (3.66m x 2.90m)

Fitted with a range of wall and base units, breakfast bar, complimentary work surfaces and tiled splash back, inset four ring electric hob with extractor over and oven under. ceramic one and a half bowl sink and drainer with mixer tap, larder cupboard housing the "Worcester" wall mounted boiler, space for fridge/freezer, plumbed for washing machine, tiled floor, double glazed window to rear and single glazed door to rear garden and door to:



Utility Room

Gas and electric meters, electrical consumer unit, storage cupboard, double glazed window to front, door to front.

Landing

Access to loft, shelved airing cupboard housing water cylinder, doors to

Bedroom One

11' x 9'5 (3.35m x 2.87m)

Range of fitted wardrobes, radiator, built in cupboard, double glazed window to front.



Bedroom Two

9' x 9'1 (2.74m x 2.77m)

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

Bedroom Three

9' x 8'2 (2.74m x 2.49m)

Double glazed window to rear, radiator.

Bedroom Four

9'2 x 6'8 (2.79m x 2.03m)

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

Refitted Bathroom

P shaped shower bath with mixer tap, wall mounted electric shower and glazed screen, vanity wash hand basin with mixer tap and storage under, complimentary wall tiling to full height, tiled floor, heated towel radiator, double glazed window to rear.



Separate wc

Wc, double glazed window to rear.

Front Garden

Mainly laid to lawn, flower and shrub beds, bushes and evergreens, path to front door.

Rear Garden

A private garden which is mainly laid to lawn, flower and shrub beds, mature bushes and evergreens.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC

