



Aldykes, Hatfield, AL10 8EF

House | 3 Bedrooms

£400,000 Freehold

**LARKHAM
PIKE** &

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Entrance Hall

Accessed via a frosted double glazed door and double glazed window to side. Radiator and stairs rising to first floor and doors to:

Kitchen

11'2" x 10'9"

Comprising a modern fitted kitchen with a range of wall and base mounted cupboards and drawers with work surfaces over with inset single bowl sink unit and splash back tiling over. Built in single cavity oven, four ring electric hob and filter hood over. Plumbing for washing machine and integrated fridge/freezer. Wall mounted boiler. Double glazed window to front, door to side utility/outhouse with double glazed door to front and pantry cupboard.

Lounge/Dining Room

19'11" x 12'8"

Open plan lounge/dining room with double glazed window to side and two sets of French doors to rear. Radiator & feature fire place with open fire.

Landing

Access to loft. Double glazed window to side and doors to following:

Bedroom One

12'11" x 11'10"

Double glazed window to rear, built in cupboards and radiator.

Bedroom Two

11'9" x 10'8"

Double glazed window to rear, built in cupboard and radiator.

Bedroom Three

9'10" x 8'1"

Double glazed window to rear and radiator.

Bathroom

Comprising a panel enclosed bath with mixer tap and separate bar shower unit over. Low level WC and inset wash hand basin with cupboard under. Tiled walls, heated towel radiator. Two frosted double glazed windows to front.

Front Garden

Lawn area with path leading at front door.

Rear Garden

Laid to Lawn with decking area and flower beds. Path to the rear and shed.

Tenure

Freehold

Viewings

Please contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

