



Woods Avenue, Hatfield, AL10 8QQ

Bungalow - Detached | 2 Bedrooms

£500,000 Freehold

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Entrance

Covered approach with gate leading to a frosted uPVC glazed door providing access to hallway. Further gates access to rear garden.

Entrance Hall

Single radiator. Airing cupboard with pre-lagged cylinder and linen shelving and additional cloaks cupboard. Access to loft and doors to following:

Kitchen

Comprising a range of wall and base mounted unit with work surfaces over, inset dual bowl single drainer stainless steel sink unit with taps over and splash back tiling. Built in double oven, four ring gas hob with filter over, plumbing for washing machine and space for under counter fridge & freezer. Wall mounted boiler and timer controls. Double glazed window to side & rear and double glazed door to side.

Lounge

Feature living flame effect fire with surround. Radiator and double glazed window to side and patio door to rear patio. Opening into:

Dining Room

Radiator. Double glazed window to side and door back to entrance hall.

Bedroom One

Double glazed window to front and side. Radiator and fitted wardrobes.

Bedroom Two

Double glazed window to front and side. Radiator and fitted wardrobes.

Bathroom

Comprising a panel enclosed corner bath, low level

WC and pedestal wash hand basin. Tiled walls and frosted double glazed window to side. Heated towel radiator.

Exterior

Wrap around gardens consisting of:

Front

Driveway leading garage. Flower beds and raised planters.

Side & Rear Garden

South facing garden with patio area with fixed lean to Gazebo. Pathway to rear lawn with range of trees, shrubs and bushes.

Garage & Outbuildings

Garage

Single garage with metal up & over door. Light & Power. Personal door to side and door to:

Workshop/Store

Personal door to side, window to rear and light & power.

Brick Shed

Via wooden doors.

Tenure

Assumed Leasehold but to be confirmed

Viewings

Contact Larkham & Pike on 01707 260707.

