



Woods Avenue, Hatfield, AL10 8LY

House - End Terrace | 3 Bedrooms

£435,000 Freehold

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Entrance Hall

Double glazed door and window to front, radiator and stairs to first floor.

Lounge/Dining Room

20'7" x 13'3" max
Dual aspect with double glazed window to front and patio doors to rear. Radiator. Doors opening into:

Kitchen

20'7" x 13'1"
L-shaped design and comprising a fitted kitchen with a range of wall and base mounted cupboards with work surfaces over. One and a half bowl single drainer sink unit with mixer taps over. Space for gas cooker with extractor over, plumbing for washing machine, dishwasher, space for fridge/freezer and wall mounted boiler. Understairs cupboard and additional storage cupboard. Double glazed window and door to rear. Double glazed door to front. Tiled floor.

Landing

Airing cupboard with pre- lagged and shelving. Doors to following:

Bedroom One

13'3" x 9'7"
Two built in cupboards. Radiator and windows to front and side.

Bedroom Two

13'10" x 10'7"
Double glazed window to rear and radiator. Sliding door wardrobes.

Bedroom Three

11'8" x 6'0"
Double glazed window to front, radiator and storage cupboard.

Bathroom

Comprising a panel enclosed bath with taps and separate shower over. Inset wash hand basin with cupboard and drawer unit under and low level WC. Part tiled walls, radiator and frosted double glazed window to rear.

Rear Garden

Paved patio area with path leading to rear. Remainder laid to lawn with shrub borders.

Front Garden

Gravelled area with decorative stones. Path to front door.

Viewing

Please contact Larkham & Pike on 01707 260707

