



The Common, Hatfield, AL10 0LU

Maisonette | 3 Bedrooms

£225,000 Leasehold

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## Entrance

Accessed via gated entrance to rear with steps leading up to Westerly facing balcony. Storage cupboard housing meters.

## Kitchen / Dining Room

Accessed via a frosted double glazed front door. Walk in cupboard with a frosted double glazed window to side and a wall mounted combi boiler (Installed Oct 2022). Kitchen comprising a range of wall and base units with work surfaces over and inset single bowl single drainer sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine. Double glazed window front.

## Inner Hallway

Stairs to second floor with understairs storage cupboard. Cupboard. Double radiator. Doors to:

## Lounge

Currently used as a bedroom. Double radiator. Two double glazed windows to rear.

## Bedroom Three

Double radiator. Double glazed window to rear.

## Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and shower unit over. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Double radiator. Frosted double glazed window to front.

## First Floor Landing

Doors to:

## Bedroom One

Double radiator. Dual aspect with double glazed windows to front and rear.

## Bedroom Two

Double radiator. Loft access. Double glazed window to front.

## Study / Store Room

Via double doors. Double glazed window to rear.

## Exterior

Westerly aspect balcony with railings to front. Storage cupboard housing meters.

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