



Strawmead, Hatfield, AL10 0JG

House - End Terrace | 3 Bedrooms

£379,950 Freehold

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk



Entrance

Accessed via a paved enclosed courtyard with brick built storage shed to front with timber door.

Entrance Hall

Accessed via a glazed Upvc door. Stairs rising to first floor with storage under, double radiator and doors to following:

Kitchen

11'8" x 7'9"

Comprising a range of wall and base mounted cupboards and drawers, work surfaces over with fitted one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob and filter hood over. Splash back tiling. Built in eye level double oven, plumbing for washing machine, space for tumble dryer and fridge/freezer. Tiled floor and double glazed window to front. Double radiator.

Shower Room

Shower enclosure with glazed bi-folding door and wall mounted mixer shower. Tiled walls. Inset wash hand basin with cupboard under. Low level WC and mains wired extractor fan.

Dining Room

12'4" x 9'6"

Double radiator, storage cupboard and display shelving. Doors to:

Bedroom Four

10'5" x 11'9"

Double radiator and double glazed window to side.

Lounge

11'7" x 9'9"

Double glazed window to front, double glazed door with side panel opening onto rear patio and double radiator.

Landing

Access to loft, double glazed window to side and airing cupboard housing wall mounted combination boiler. Doors to:

Bathroom

Comprising a panel enclosed bath, pedestal wash hand basin and low level WC. Part tiled walls, panel radiator and Velux window to front.

Bedroom One

12'0" x 9'10"

Single radiator and double glazed window to front.

Bedroom Two

16'5" x 5'8"

Double radiator. Built in cupboard and Velux window to rear.

Bedroom Three

13'4" x 5'11"

Radiator and Velux window to rear.

Rear Garden

Patio area with remainder laid to lawn with bedding borders. Gated access to rear.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

