



Willow Way, Hatfield, AL10 9QD

£375,000

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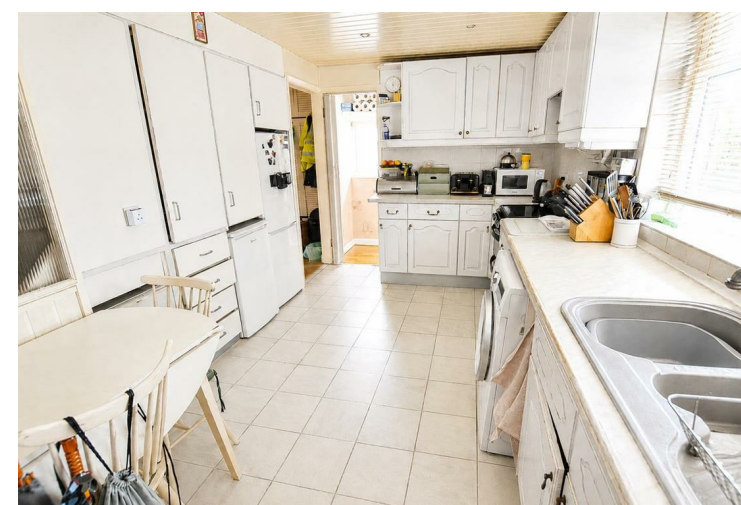
## Willow Way, Hatfield

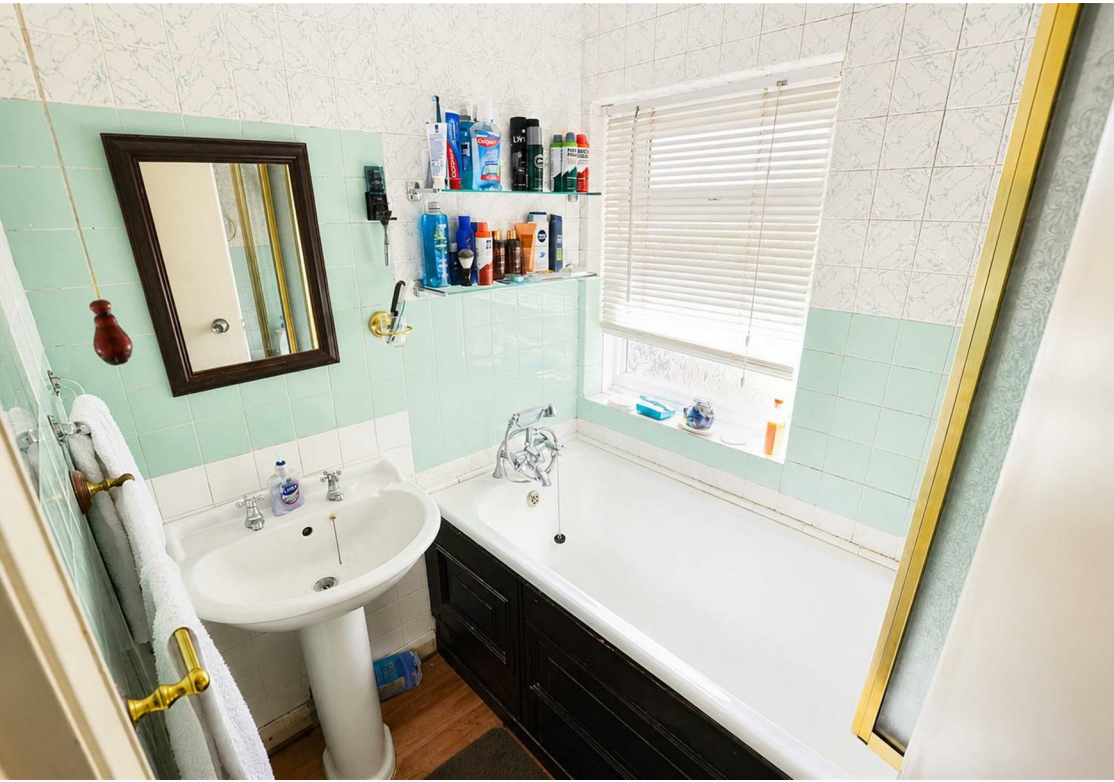
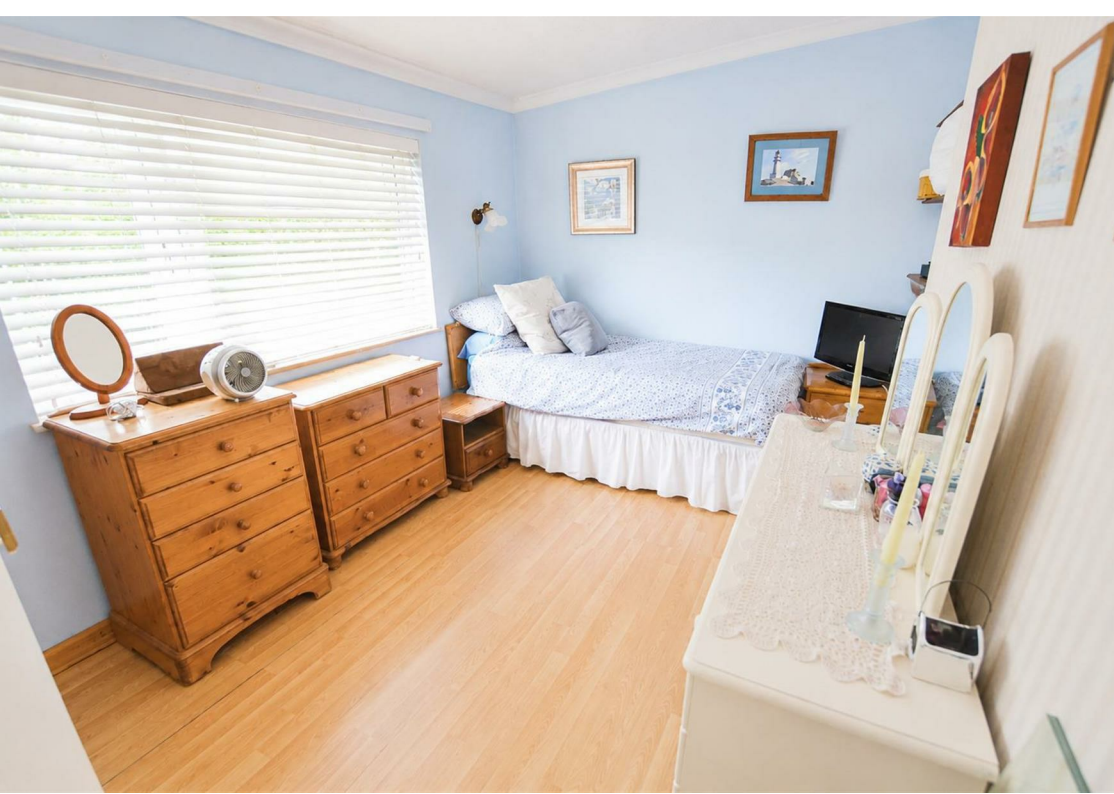
Extended three bedroom end terrace family home situated on the south side of town, close to shops & amenities, and providing great access to major road links.

This deceptively spacious family home has been owned by the same family since it was built, and now available with no onward chain. The property has been extended over the years and now comprises of: entrance hall, lounge with opening to a dual aspect dining room with doors to garden, kitchen/breakfast room, study/utility and lobby, the first floor offers three bedrooms, all with built in wardrobes, a bathroom and separate wc. The house is double glazed and has gas radiator central heating.

Outside there is a private well established rear garden with a patio area and access to side.

Please call us on 01707 270777 to arrange your viewing.







#### **Entrance Hall**

Double glazed entrance door to front, wood effect flooring opening to lounge and kitchen.

#### **Kitchen/breakfast Room**

Fitted range of wall and base units, complimentary work surfaces and splash backs, inset one and a half bowl thermoplastic sink/drainers with mixer tap, space for fridge and fridge freezer, space for cooker with integrated extractor hood over, recessed spotlights, double glazed window to front, doors to lobby and utility/study.

#### **Utility/Study**

Double glazed window and doors to rear garden, radiator, wood effect flooring, storage/meter cupboards.

#### **Lobby**

Double glazed window to side and door to front, wood effect flooring.

#### **Lounge**

Radiator, opening to:

#### **Dual Aspect Dining Room**

Dual aspect room with double glazed window to side and patio doors to rear leading to the rear garden, radiator.

#### **Landing**

Doors to:

#### **Bedroom One**

Double glazed window to rear, built in wardrobe, radiator, wood effect flooring.



#### **Bedroom Two**

Double glazed window to front, built in wardrobe, radiator, wood effect flooring.

#### **Bedroom Three**

Double glazed window to rear, built in wardrobe, radiator, wood effect flooring.

#### **Bathroom**

Comprising of panel enclosed bath with mixer tap and shower attachment, folding shower screen, pedestal sink, complimentary tiling, radiator, wood effect flooring, double glazed window to front.

#### **Separate Wc**

Dual flush wc, wood effect flooring, double glazed window to side.

#### **Front Garden**

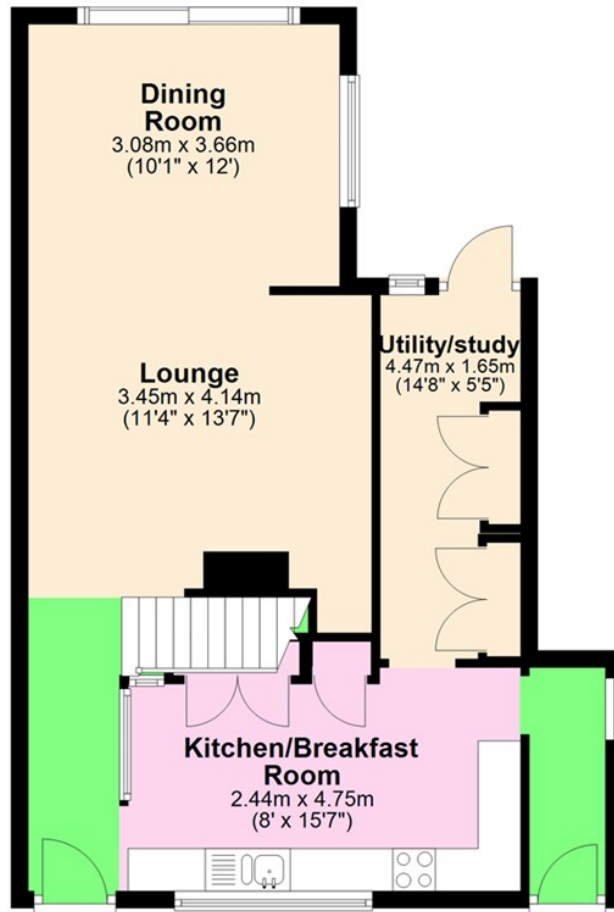
Flower bed, path to front door.

#### **Rear Garden**

Patio to immediate rear and gate to side, lawn, mature flowers, shrubs and evergreens, timber shed.

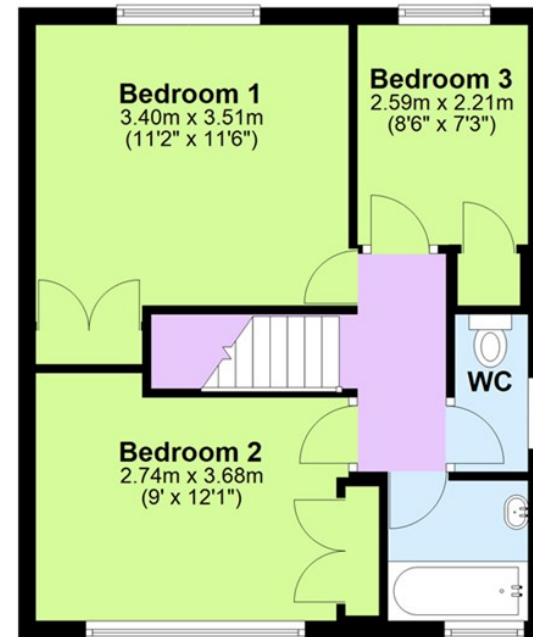
### Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



### First Floor

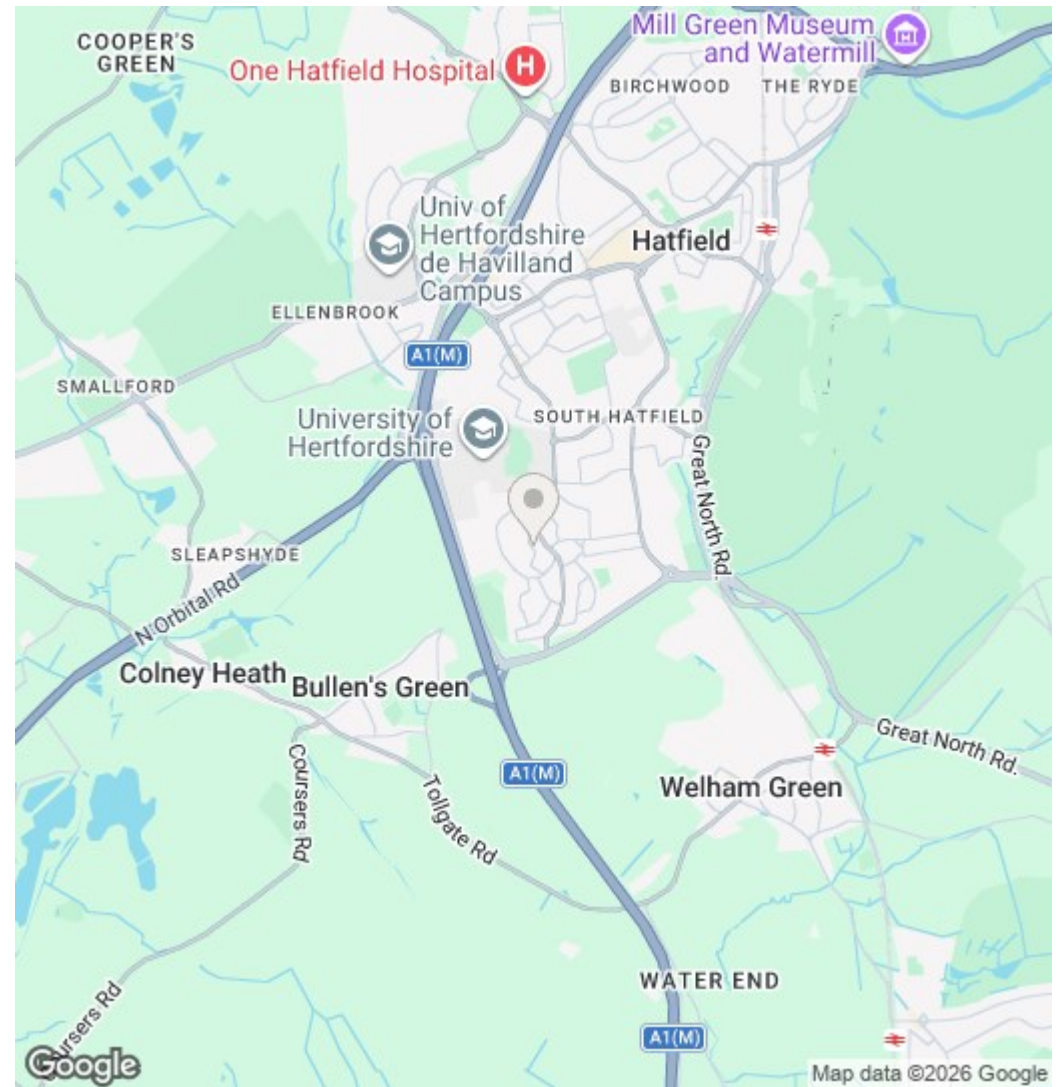
Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

**27 Market Place, Hatfield, Hertfordshire, AL10 0LJ**  
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