

KINGS

Sales Lettings Management



Sparrowhawk Place, Hatfield, Hertfordshire, AL10 9UR

Guide Price £495,000



- SEMI-DETACHED HOUSE
- THREE BATHROOMS
- DINING ROOM
- GARAGE AND DRIVEWAY
- FREEHOLD

- FOUR DOUBLE BEDROOMS
- DUAL ASPECT LIVING ROOM
- MODERN KITCHEN
- 6 YEARS LEFT ON NHBC
- EPC RATING - B



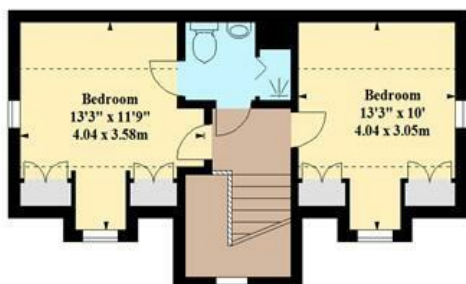


Built in 2014 is this immaculately presented four double bedroom semi detached family house located in a quiet development close to local shops and amenities.

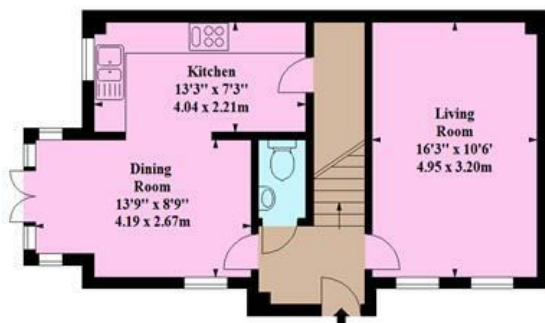
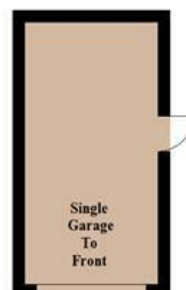
The freehold house comprises a large dual aspect living room, bright and airy entrance hall with guest W/C, dining room with semi open plan kitchen finished to a high specification with built in dishwasher, double oven and five ring gas hob also with access to a utility/pantry area. The first floor features the master bedroom with fitted wardrobes and private en-suite shower room, second double bedroom also with fitted wardrobes, family bathroom and storage. The top floor comprises a third large double bedroom with fitted wardrobes, fourth double bedroom with fitted wardrobes and a Jack & Jill bathroom. This family home further benefits from a low maintenance garden with patio, lawn and decking areas, detached garage and double driveway.



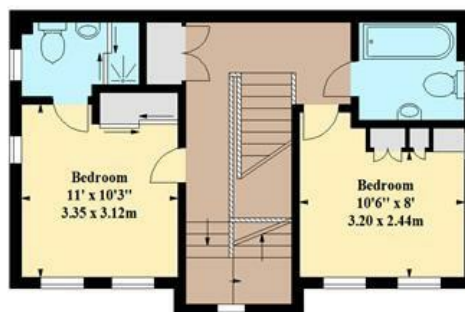
Sparrowhawk Place,
Hatfield, AL10
Approx. Gross Internal Area *
1335 Ft² - 124.02 M²
(Excluding Garage)



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		