



**Garden Avenue
Hatfield
Hertfordshire
AL10**

Offers in Excess of £345,000

bettermove

Garden Avenue

Hatfield

Bettermove are proud to present this 4 bedroom terraced house in Hatfield, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

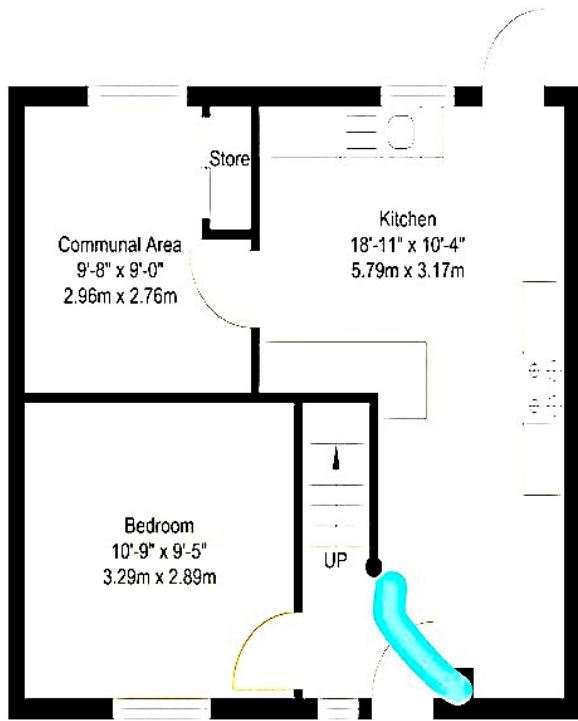
The council tax band is C.

The interior of this beautifully presented property comprises a spacious communal area, fitted kitchen/diner, and bedroom four on the ground floor. The first floor consists of three generously sized bedrooms, alongside a shower room, and separate WC. There is potential to turn the property into a 5 bedroom HMO, subject to permissions. The exterior boasts a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

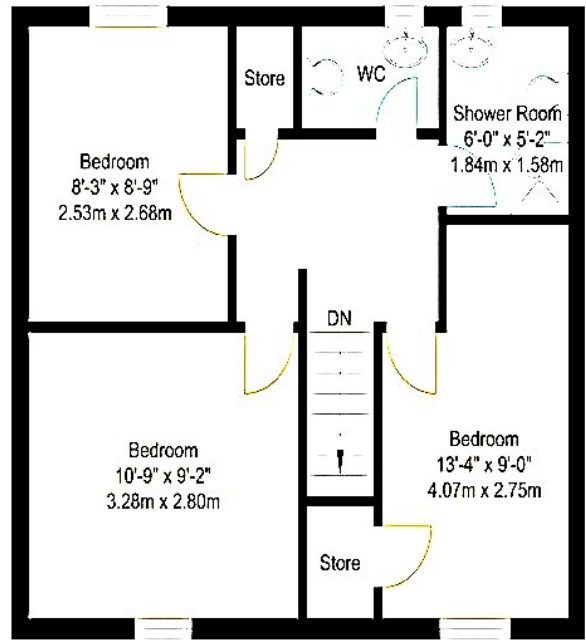
Located in the popular town of Hatfield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Welham Green and Hatfield Train Stations, a variety of local bus routes, and quick access to the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor
Approximate Floor Area
409.99 sq. ft.
(38.09 sq. m)



First Floor
Approximate Floor Area
409.99 sq. ft.
(38.09 sq. m)

Total Approx Floor Area 819.98 sq. ft. (Area 76.18 sq. m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk