



Church Street

Old Hatfield,
Hertfordshire, AL9 5AR
£425,000

Situated in the heart of Old Hatfield overlooking St Eltheldreda's Church dating from the 13th century and in the shadow of 'Hatfield House' this immaculately presented cottage; set over three floors has a contemporary stylish kitchen, two double bedrooms, first floor bathroom and South facing courtyard. It is perfect for those busy professionals seeking life in a serene setting whilst being a stone's throw from Hatfield Station.

- Rarely Available - Viewing Essential!
- Old Hatfield Residents Association
- Peaceful & Tranquil Setting
- Beautiful interior
- Chain free
- First floor bathroom

Ground Floor

Lounge (Reception)

10' 10" x 10' 3" (3.30m x 3.12m) Traditional set up; part glazed entrance door leading into the reception room. Multi pane sash window to front aspect. Bespoke fitted shutters. Feature fireplace with gas flame effect fire. Cupboard in alcove. Wood effect flooring. Feature radiator. Open to :

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m) Multi pane sash window to rear aspect. Bespoke fitted shutters. Multi paned garden door with bespoke shutters leading to courtyard garden. Thoughtfully designed; this stylish kitchen is contemporary yet in keeping with the 'character' of the property. 'Shaker' style soft close wall and base units with drawers. Inset 'butler' sink with

mixer tap and granite work surfaces with drainer grooves and upstands. Gas hob with stainless steel splash back, electric oven. Stainless steel extractor hood over. Concealed under counter fridge, freezer and washing machine. Down lighters. Double radiator. Wood effect flooring. Stairs rising to first and second floors.

First Floor

Landing

Stairs rising to second floor. Door to bathroom. Down lighters. Wooden latch doors leading to :

Bedroom Two

10' 10" x 10' 5" (3.30m x 3.17m) Multi pane window to front aspect. Bespoke fitted shutters. Fitted wardrobes with part glazed front. Feature radiator.



Bathroom

9' 0" x 5' 6" (2.74m x 1.68m) Multi pane window to rear aspect. Bespoke fitted shutters. Comprising of panel enclosed bath with mixer tap and hand shower attachment. Additional shower unit over. Glazed shower screen. Low level WC. Corner vanity sink unit with mixer tap and storage under. Down lighters. Stainless steel heated towel rail. Cupboard housing wall mounted combination boiler.

Second floor

Master Bedroom

19' 7" x 10' 10" (5.97m x 3.30m) Double glazed 'velux' windows to front & rear aspects. Part obscured multi paned window to rear aspect. Feature radiator.

Exterior

Frontage

Graveled area with retaining brick wall. Brick paved path to entrance door. External light.

Rear Garden

SOUTH FACING contemporary, well designed paved rear courtyard garden. Raised flowerbeds give ample opportunity to add some colour. External water tap. Exterior lighting.

Area

The Property is situated in the conservation area in sought after Old Hatfield facing St Eltheldreda's church and historic Hatfield House Park & Gardens on the doorstep. Residents are offered free access to the park of Hatfield House which they can use all year around. It is an easy walk to Hatfield BR main line station (approx. 0.2 miles) servicing London's Moorgate and King's Cross with its connection to St Pancras International. Hatfield has excellent amenities including the Galleria shopping centre, David Lloyd Gym and benefits from good transport links to the A1(M) and the M25. Welwyn Garden City is also under 4 miles away with its shopping facilities including 'John Lewis'.

Agents Notes

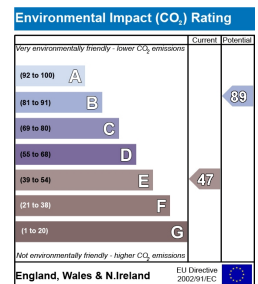
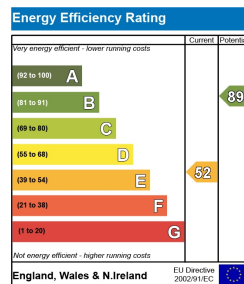
Traditionally the cottages come with rear access right of way to both sides.

PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

WE ARE ABLE TO OFFER FREE AND IMPARTIAL FINANCIAL ADVICE, PLEASE CALL 01707 271450 FOR DETAILS.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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