



5 Mill Cottages, Mill Green, Hatfield, Hertfordshire AL9 5PB

Guide Price £500,000 - Freehold

Property Summary

Wrights are delighted to welcome to market this charming Grade 2 listed character cottage boasting many original features and situated in an unrivalled location. The property comes with a spacious lounge with log burner, separate dining area and kitchen with utility room. The first floor accommodation comprises of two good sized bedrooms and a family bathroom.

Externally there is a small courtyard garden overlooking the Mill and to the front is a grassed enclosed garden with two parking spaces to the front. If you are looking for a character property with extras look no further than this exceptional cottage.

We highly recommend an internal inspection at your earliest convenience.

Mill Green is situated in a quiet and rural location although offers easy access to Hatfield and Welwyn Garden City with all local amenities nearby. There is also access to Old Hatfield train station servicing London's Kings Cross station. and access to the A1(M) servicing London and the North.

Features

- GRADE 2 LISTED COTTAGE
- END OF TERRACE
- TWO BEDROOMS
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- FIRST FLOOR BATHROOM
- TWO ALLOCATED PARKING SPACES
- OVERLOOKING MILL GREEN MILL



Room Descriptions

GROUND FLOOR ACCOMMODATION

LIVING ROOM

11' 0" x 14' 4" (3.35m x 4.37m) Via hardwood entrance door, cloaks cupboard, front aspect double glazed multi paned window, exposed wood flooring and beams, feature fireplace with log burner. Rear aspect double glazed window, access to:

DINING ROOM

6' 7" x 11' 2" (2.01m x 3.40m) Rear aspect double glazed multi paned window, fitted radiator, tiled flooring, door to side.

KITCHEN

7' 1" x 12' 0" (2.16m x 3.66m) Rear aspect double glazed multi paned window. Range of Cottage style matching wall and base units with work tops over incorporating enamel one and a half bowl sink unit with mixer taps. Fitted double oven and five ring gas hob, integrated fridge/freezer and dishwasher, breakfast bar, fitted radiator. Door to:

UTILITY ROOM

5' 6" x 6' 11" (1.68m x 2.11m) Front aspect double glazed multi paned window, range of matching wall and base units with work tops over, space and plumbing for automatic washing machine. Wall mounted gas boiler.

FIRST FLOOR ACCOMMODATION

First floor landing

Doors leading off to:

BEDROOM ONE

10' 5" x 12' 4" (3.17m x 3.76m) Rear aspect double glazed multi pane window, exposed wood flooring, fitted radiator.

BEDROOM TWO

8' 4" x 9' 9" (2.54m x 2.97m) Front aspect double glazed multi pane window, exposed wood flooring, fitted radiator.

BATHROOM

Free standing bath with independant shower unit over, low flush WC, wash hand basin with vanity unit below. Heated towel rail, complementary tiling to splashbacks, tiled flooring, loft access.

EXTERIOR

REAR COURTYARD

Private courtyard setting with flagstones and overlooking river and Mill Green Mill.

FRONT GARDEN

Mainly laid to lawn with perimeter fencing with two parking spaces to front.

ADDITIONAL INFORMATION

AGENTS NOTES

Council Tax Band D

EPC exempt

