



14 Lane End, Hatfield, Hertfordshire AL10 9DU

£240,000 - Leasehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this well maintained, well presented CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE situated in a quiet cul de sac location. The property includes double glazing, gas central heating, fitted kitchen, fitted bathroom and covered parking. Within easy access to the town centre and A1(M) servicing London and the North, we believe this ideal location would suit anyone. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- FITTED KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COVERED PARKING
- COMMUNAL GARDENS
- 141yrs REMAINING ON LEASE
- CLOSE TO LOCAL AMENITIES

Room Descriptions

ACCOMMODATION

Lobby
Via white uPVC entrance door, door leading off to:

Lounge
12' 5" x 14' 11" (3.78m x 4.55m) Front aspect double glazed box bay window, built in cupboard, fitted radiator, laminate wood flooring, doors leading off to:

Kitchen
6' 6" x 9' 4" (1.98m x 2.84m) Rear aspect double glazed window overlooking communal gardens. Range of matching wall and base units with rolled edge work surfaces over incorporating single drainer stainless steel sink unit with mixer taps. Fitted oven and gas hob, washer/dryer, dishwasher and fridge/freezer, concealed combi boiler, tiled splashbacks.

Bedroom One
8' 3" x 14' 10" (2.51m x 4.52m) Front aspect double glazed window, fitted radiator.

Bedroom Two
8' 8" x 9' 5" (2.64m x 2.87m) Rear aspect double glazed window overlooking communal gardens, fitted radiator.

Bathroom
Rear aspect double glazed frosted glass window. Three piece bathroom suite comprising of P shaped bath with shower attachment, pedestal wash hand basin, low level WC, heated towel rail, fully tiled.

EXTERIOR

Rear communal Gardens
Mainly laid to lawn with private purpose built brick storage shed.

Front Gardens
Mainly laid to lawn with pathway and steps leading to the property.
Allocated undercover parking space.

ADDITIONAL INFORMATION

Agents Notes
Council Tax Band C
EPC Rating: C
Lease Remaining: 141 Years
Service Charge: £1283.94 per annum last year.
Ground Rent:

** Furniture open to negotiation**

