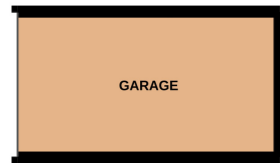
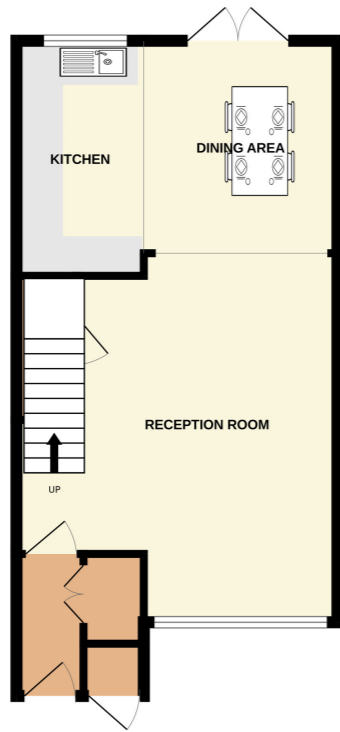


Floor Plans

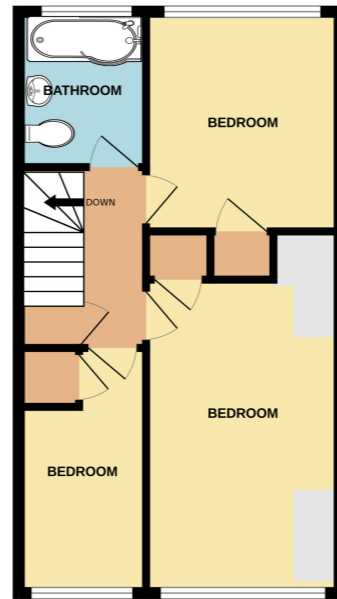
OUTSIDE
92 sq.ft. (8.5 sq.m.) approx.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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28, Old Hertford Road

Hatfield,
Hertfordshire, AL9 5EY
£450,000

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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COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

Located in "Old Hatfield" largely regarded as the town's premier location. This three-bedroom home has exceptional views of the Park of Hatfield House. A 6-minute walk to Hatfield train station and nearby additional commuter links. This property has the benefit of a garage too.

- People that live within the parish of Bishops Hatfield can become a friend of Hatfield Park.
- All three bedrooms with built in storage
- Stunning outlook over Hatfield Park.
- No onward chain
- Open plan ground floor living area
- Super location for commuter links inc Hatfield train station, A1(M) and other A road links

Ground Floor

Entrance Hall

Door to lounge. Large storage cupboard. Engineered wood flooring.

Lounge

Double glazed large picture window to front aspect. Stairs rising to the first floor. Under stairs storage cupboard. Engineered wood flooring.

Kitchen/Dining Room

15' 7" x 13' 4" (4.75m x 4.06m) Double glazed window to rear aspect. Double glazed French doors giving access to the rear garden. White ceramic sink and drainer unit. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer and dishwasher. Space for range style gas cooker. Extractor hood over. Radiator. Space for dining table.

First Floor

Landing

Access to loft which houses the gas boiler. Storage cupboard.

Bedroom 1

15' 3" x 9' 4" (4.65m x 2.84m) Double glazed window to front aspect. Range of fitted wardrobes and bedroom furniture. Built in cupboard. Radiator,

Bedroom Two

3.40m x 2.82m (11' 2" x 9' 3") Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

9' 2" x 6' (2.79m x 1.83m) Double glazed window to front aspect. Radiator. Built in wardrobe.

Bathroom

Double glazed obscure window to rear aspect. Low level W.C. Pedestal wash hand basin. 'P' shaped panelled bath with glazed shower screen and mixer tap and shower attachment. Tiled flooring and walls. Heated chrome towel rail.

Exterior

Front Garden

Pathway leading to front door. Laid to lawn.

Garage

Up and over door.

Rear Garden

Timber deck area to the immediate rear. Vertically raised planting bed, Steps up to lawn. Pathway to gated rear access. Tap and security light. Fully enclosed.

Area

The property is situated in sought-after Old Hatfield, the village and conservation area neighboring The Marquess of Salisbury's historically significant Hatfield House and the 13th century St Etheldreda's Church. Entrances to The House and Great Park* are in close proximity, as are local pubs, shops and the Hatfield train and bus station. Welwyn Garden City, St Albans, and Hertford are easily accessible as are the A1(M) and M25. Luton airport is just 22 miles away.

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

WE ARE ABLE TO PROVIDE INDEPENDANT MORTGAGE ADVICE VIA MORTGAGE ADVCE NETWORK, PLEASE TELEPHONE 01707 271450 FOR DETAILS.

