



23 Chantry Lane, HATFIELD, Hertfordshire AL10 9HS

£375,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to offer this TURN OF THE CENTURY TWO DOUBLE BEDROOM COTTAGE WITH OFF STREET PARKING CLOSE TO TOWN CENTRE. Tucked away in a private residential area this property has a lot to offer the discerning buyer looking for an individual character property. The property benefits from two double bedrooms and parking for two cars and many original features. 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

- VICTORIAN COTTAGE
- TWO BEDROOMS
- SASH WINDOWS
- RECEPTION
- REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- LAMINATE WOOD FLOORING
- CLOSE TO TOWN CENTRE
- OFF ROAD PARKING FOR TWO CARS

Room Descriptions

GROUND FLOOR ACCOMMODATION

Lounge
Front aspect double glazed sash window, laminate wood flooring, downlighters and fitted radiator.

Diner
11' 3" x 13' 4" (3.43m x 4.06m) Rear aspect double glazed window, understairs storage cupboard, laminate wood flooring.

Kitchen
5' 11" x 8' 10" (1.80m x 2.69m) Galleried style kitchen comprising of a range of modern matching wall and base units with "Quartz" worktop over incorporating sink unit with mixer taps. Fitted oven and hob, integrated appliances including Fridge/Freezer, Washing machine and Dishwasher. French doors to garden, full length radiator, door off to

Inner Lobby
Built in cupboard housing gas boiler

Family Bathroom
Rear aspect double glazed frosted glass window. Three piece bathroom suite comprising off, panel enclosed bath with independent shower unit over, low level WC, wash hand basin with vanity unit below, heated towel rail, fully tiled walls and tiled flooring.

SECOND FLOOR ACCOMMODATION

First Floor Landing
access to fully boarded loft space, doors leading off to:

Bedroom One
10' 7" x 11' 0" (3.23m x 3.35m) Rear aspect double glazed sash window, laminate wood flooring, fitted radiator, downlighters.

Bedroom Two
10' 11" x 11' 4" (3.33m x 3.45m) Front aspect double glazed sash window. Fitted radiator, laminate wood flooring, attractive feature victorian fireplace.

EXTERIOR

Rear Garden
Mainly laid to lawn, outside tap and electric point, Garden shed to rear

Front Garden
Block paved allowing for off street parking for two cars.

ADDITIONAL INFORMATION

AGENTS NOTES
Council Tax Band C

