



# 30, Sovereign Place

Hatfield,  
Hertfordshire, AL9 5EL

£475,000

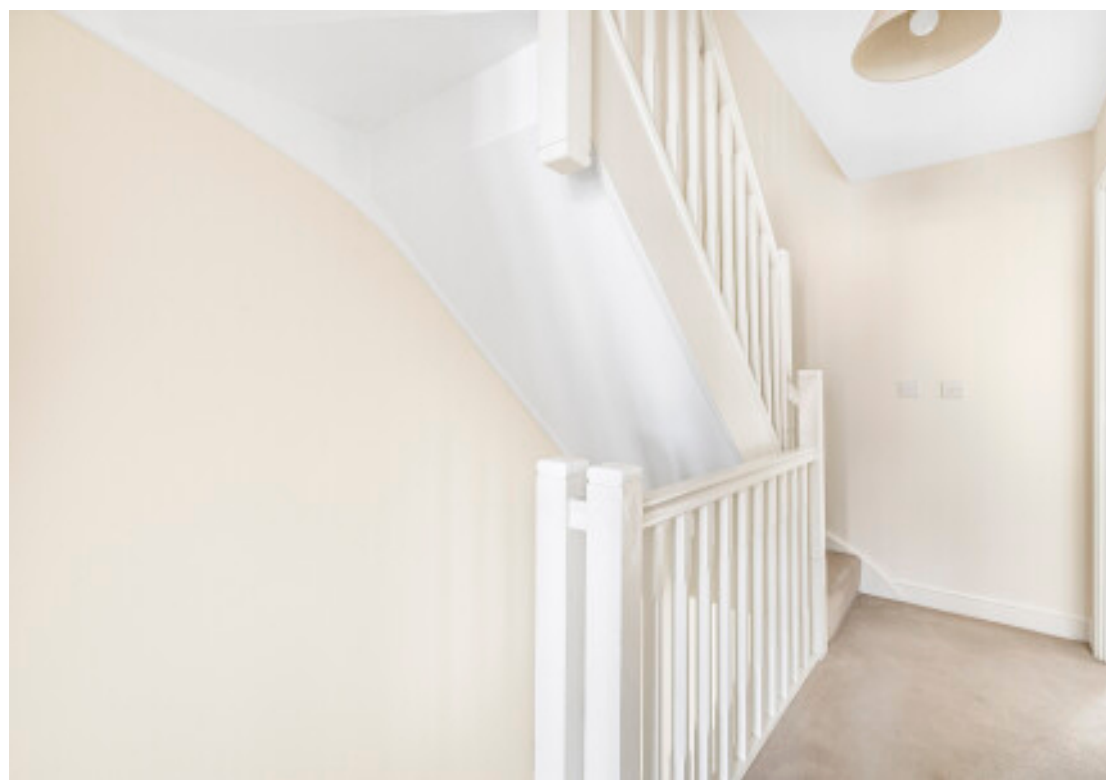
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We are thrilled to present this meticulously maintained, contemporary townhouse for sale in a highly sought-after development on the edge of Ryde. This property boasts a range of exceptional features, including a sun-drenched rear garden, a beautifully designed kitchen-dining area, a modern family bathroom, an en-suite main bedroom, with versatile accommodation, 3/4 Bedrooms, and an integral garage with additional driveway parking. With so much to offer, it's a home you'll want to explore in person. Located in the desirable AL9 postcode, this home is just a short walk from the mainline railway station, providing quick and convenient access to London King's Cross. It's also close to the scenic grounds of Hatfield House and a variety of shops and services. Excellent road routes and transport links are nearby as well, making this location as practical as it is picturesque. We highly recommend arranging a viewing early to secure this rare opportunity! Being offered Chain Free!

- Modern Town House Layout
- 4/3 Bedrooms
- En-Suite to Main Bedroom
- Guest Cloakroom
- Garage & Off Road Parking
- Chain Free!
- Secluded Gardens
- Kitchen semi open plan to dining room





**Approximate Gross Internal Area 1461 sq ft - 135 sq m**

Ground Floor Area 487 sq ft - 45 sq m

First Floor Area 487 sq ft - 45 sq m

Second Floor Area 487 sq ft - 45 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Country Properties | 7, The Broadway | AL9 5BG

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