



32, Sovereign Place

Hatfield,
Hertfordshire, AL9 5EL
£500,000

Viewing by appointment only

Country Properties | 7, The Broadway | AL9 5BG
T: 01707 271450 | E: hatfield@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
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Spacious accommodation over three floors, a modern town house set in a close so little passing traffic. Versatile layout providing 3 or 4 bedrooms or study plus 2 reception areas. Close to Hatfield town centre, train station and excellent commuter links including the A1(M).

- Ensuite master bedroom, modern family bathroom and ground floor WC
- Sitting room with Juliette balcony
- Spacious kitchen diner & separate lounge
- 4 Bedrooms
- 20 foot garage and driveway parking
- Enclosed rear garden
- Nearby commuter links inc A1(M) and Hatfield train station

Floor Plans

GROUND FLOOR

Hallway

Built in cupboard, entrance door, radiator and stairs to first floor.

Bedroom 3/Study

Double glazed window to rear. Radiator.

Utility room

Base and eye level units with work top. Stainless steel sink and drainer. Space for washing machine and additional appliance. Door to garden.

Cloakroom

Wash hand basin, WC and splash tiled. Engineered wood floor. Radiator.

FIRST FLOOR

Landing

Sitting room

Juliette balcony overlooking the garden with double glazed windows. 2 Radiators.

Kitchen diner

A modern range of base and matching eye level units with work tops over and splash return. one and a half bowl sink and drainer. Inset gas hob, double over/grill . Space for fridge freezer. Space for dining table. Double glazed window to front. Radiator.

SECOND FLOOR

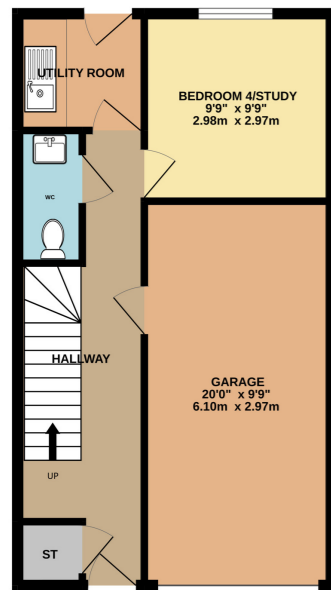
Landing

Built in cupboard, loft access.

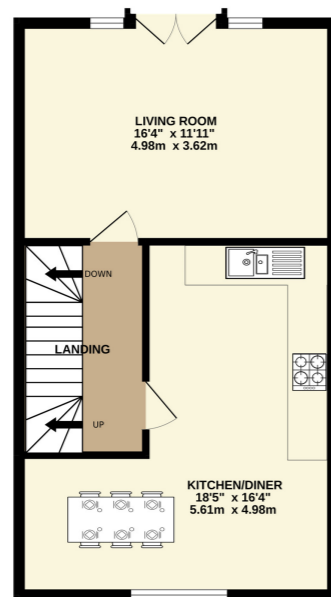
Bedroom 1

Radiator, double glazed window to front.

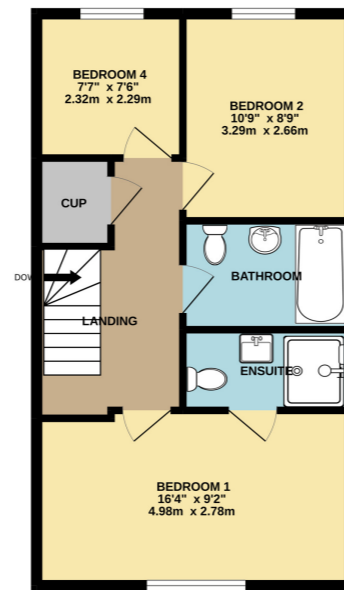
GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1463 sq.ft. (135.9 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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Bedroom 2

Double glazed window to rear, radiator.

Bedroom 4

Radiator, double glazed window to rear.

OUTSIDE

Garden

Mostly laid to lawn with patio area and path to rear gate. Fully enclosed.

Garage

3m x 6m (9' 10" x 19' 8") Internal garage with door to hallway. Roller door, power and light.

Parking

Driveway off road parking.

Hatfield

Situated in a popular position in a modern development of Hatfield, offering a wealth of facilities on your doorstep. Conveniently placed for the Business Park. Easy access to St. Albans and Hatfield. The Next Generation Gym and the 'Galleria' are close by and Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross and Moorgate making commuting easy. Good local schools.

THESE ARE PRELIMANRY DETAILS YET TO BE APPROVED BY THE VENDOR