



## Poplars Close

Hatfield,  
Hertfordshire, AL10 9RX  
£325,000

Situated back from the road boasting outside space to the front, side and rear, is this spacious ground floor maisonette, briefly comprising: Entrance in to porch area with door to; large and welcoming reception room with door to; Kitchen with new Worcester boiler, ample worktop, appliances and storage space and side door to gardens; Door to hall area with large storage cupboard (which will have housed a water tank before the combi boiler system) plus additional cupboard (under-stairs from flat above) and doors to; Bedroom 1, a large double room with windows overlooking the rear garden and plenty of space for wardrobes, bed, desk etc; bedroom 2, a good size double room also overlooking the rear garden; Bathroom with three piece bath suite (with corner bath). In addition to the fantastic space offered inside and out, this property further benefits from a garage plus 2x off-street parking spaces!

Whether you're a first time buyer, investor, downsizing etc. This property offers all the space inside and out you could hope for!

EPC - C

- Ground Floor Maisonette
- Gas central heating
- Garage
- Close to town

- Two double bedrooms
- Front, side and rear gardens
- 2 off-street parking spaces
- Local to commuter roads

## Ground Floor

### Porch

Front door entrance into porch area leading to;

### Reception Room

12' 11" x 14' 11" (3.94m x 4.55m) Double Glazed window to front aspect, carpet floor, 2x pendant lights and low level radiator below windows.

### Kitchen

13' 4" x 8' 7" (4.06m x 2.62m) Bright room with windows to front aspect and garden door to side aspect, tiled floors and part-tiled walls, ample wall and base units with space for washing machine, drier, dishwasher and fridge/freezer, and worktops to all 4 sides of the room, pendant light. Also housing new Worcester boiler.

### Hall

5' 7" x 5' 6" (1.70m x 1.68m) Square hall area with access to bedrooms and bathroom, with pendant light, carpet and large storage cupboard plus additional under-stair cupboard with fuse board.

### Bedroom 1

14' 7" x 8' 9" (4.45m x 2.67m) Large double bedroom with window to rear aspect, radiator, carpet and pendant light.

### Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m) Double bedroom with window to rear aspect, radiator, carpet and pendant light

### Bathroom

4' 3" x 8' 7" (1.30m x 2.62m) Three-piece bathroom suite including corner bath with seat and shower over, pedestal basin, low flush WC, tiled floor, heated towel rail, frosted window to side aspect and pendant light.

## EXTERIOR

### Gardens

Front and side gardens comprising of tall bush to front and grass, path to garages, then additional grass area to the rear.

### Parking

1x Garage on block plus 2x parking spaces.



## Area

The Ellenbrook area of Hatfield is a highly regarded location, close to the countryside with walks to St. Albans. Leisure and shopping facilities including the 'Galleria' are close by. Hatfield is the home of Historic Hatfield House, park and gardens and has excellent transport links with the A1(M) and, a few miles to the south the M25 which makes for easy road links. Hatfield also has a main line BR station to London King's Cross and St Pancras International making commuting easy.

## AGENT NOTES

Council Tax Band C

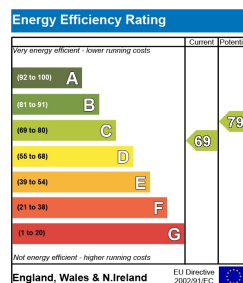
Approximately 985yr lease (exact figure TBC)

Please note these are draft particulars and have not yet been approved by the vendors

FREE IMPARTIAL MORTGAGE ADVISE AVAILABLE - PLEASE ASK FOR DETAILS.



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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