



8a, Warren Close

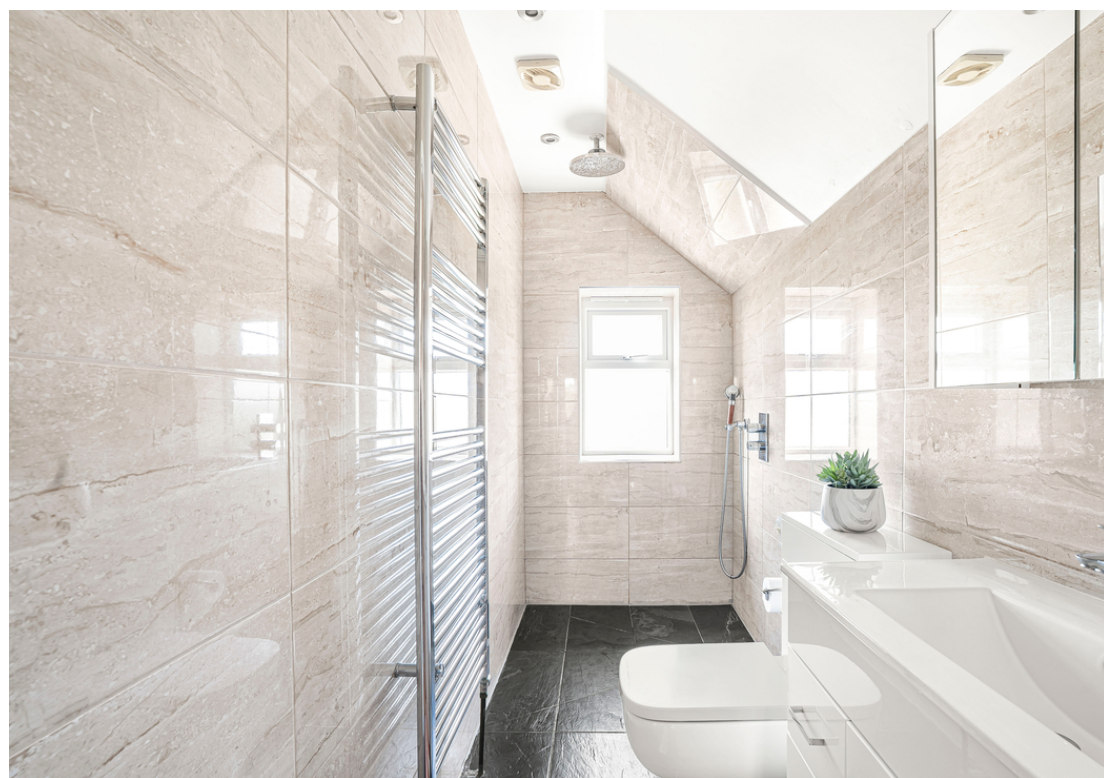
Hatfield,
Hertfordshire, AL10 0AL
£450,000

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Beautifully presented two-bedroom property, thoughtfully designed to offer stylish and flexible accommodation across two floors – with the added bonus of a fantastic garden room, perfect for a home office, studio or relaxing retreat. Inside, the property features a bright and inviting reception room at the front, leading through to a spacious open-plan kitchen, dining and living area, ideal for a family home. Upstairs, there are two generous double bedrooms, each offering built-in storage. A sleek and modern bathroom completes the first floor, making this a truly move-in-ready home. Situated in the popular Birchwood area, this home is ideally placed for families and commuters alike. With highly regarded schools nearby and Hatfield train station just a short walk away, it offers both excellent connectivity and access to great local amenities. Don't miss the chance to make this fantastic home yours – get in touch today to arrange your viewing.

- Two Double Bedrooms
- Sought after Birchwood area
- Modern open-plan layout
- Large driveway
- Beautifully presented throughout
- Two bathrooms
- Quiet Cul de Sac Location
- Versatile garden room
- Train station close by



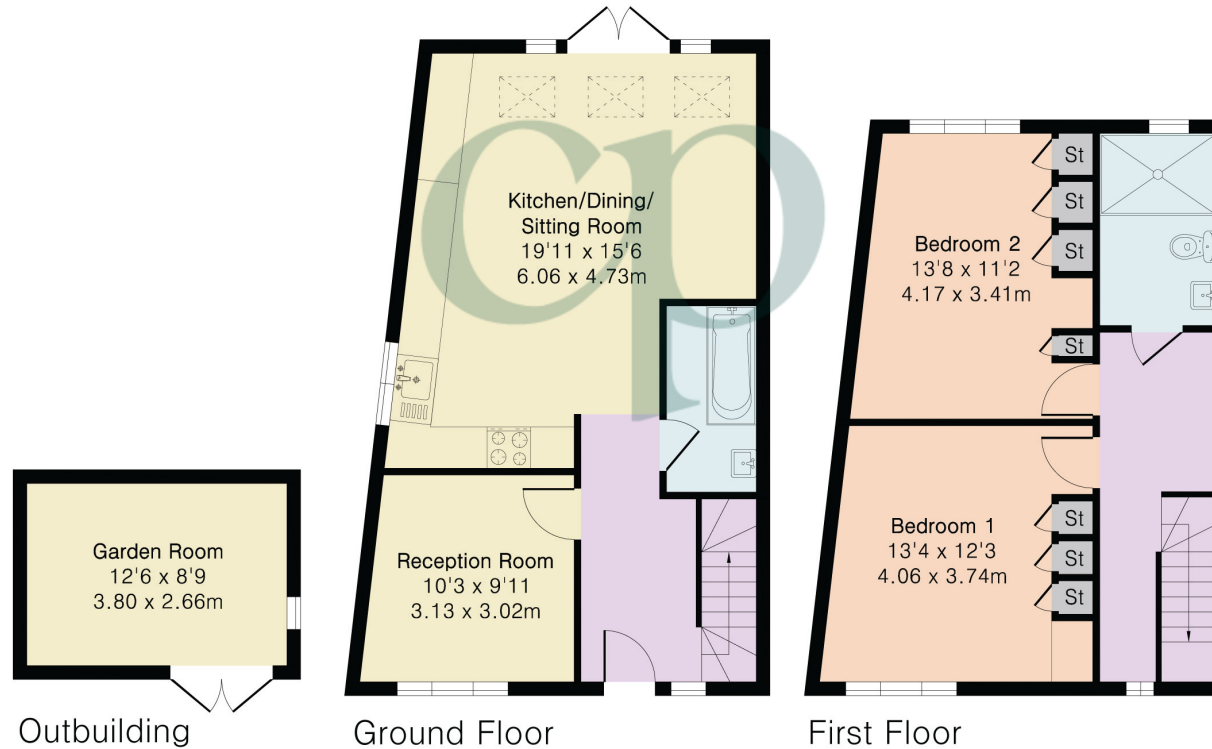


Approximate Gross Internal Area 1088 sq ft - 101 sq m

Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 459 sq ft – 43 sq m

Outbuilding Area 109 sq ft – 10 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(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

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