



Maisonette, 28 Wood Common, Hatfield, Hertfordshire AL10 0UD

Offers in Excess of £200,000 - Leasehold

**Property Summary**

Wrights of Hatfield are delighted to welcome to the market this spacious ground floor maisonette situated in the desirable and sought after BIRCHWOOD area. The property benefits from double glazing, and gas heating to radiators and is of standard construction with local amenities nearby and offers easy access to A1(M) servicing London and the North. The property would be ideal for first time buyers, Investors or discerning buyers looking to down size. We highly recommend an internal inspection 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**

- Ground Floor Maisonette
- One Double Bedroom
- Popular Area of Birchwood
- Close by to local amenities
- External Storage
- Close to Hatfield Train Station
- Great Road Links Via A1M & A414
- Communal Parking
- Under Floor Heating
- Gas Central Heating And Double Glazed



Room Descriptions

# GROUND FLOOR ACCOMODATION

## Hallway

Via part double glazed entrance door, tiled flooring with underfloor heating, additional fitted radiator, under stairs storage cupboard, doors off to:

## Lounge

10' 11" x 13' 7" (3.33m x 4.14m) Rear aspect double glazed window, Laminate wood flooring, fitted radiator, doorway to:

## Kitchen

7' 6" x 9' 10" (2.29m x 3.00m) Front aspect double glazed window. Range of matching wall and base units with rolled edge worksurfaces over incorporating stainless steel single drainer sink unit with mixer taps. Fitted four ring hob with double oven below, fitted dishwasher, space for further appliances, heated tiled flooring.

## Bedroom One

9' 11" x 13' 7" (3.02m x 4.14m) Rear aspect double glazed window, fitted double wardrobes, fitted radiator.

## Bathroom

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below, Low flush WC, heated towel rail, fully tiled walls.

# EXTERNAL AREA

## Frontage

Two purpose built brick storage sheds plus enclosed garden which is not on the deeds but currently used by the current owner.

# ADDITIONAL INFORMATION

## Property Details

Council Tax Band = B

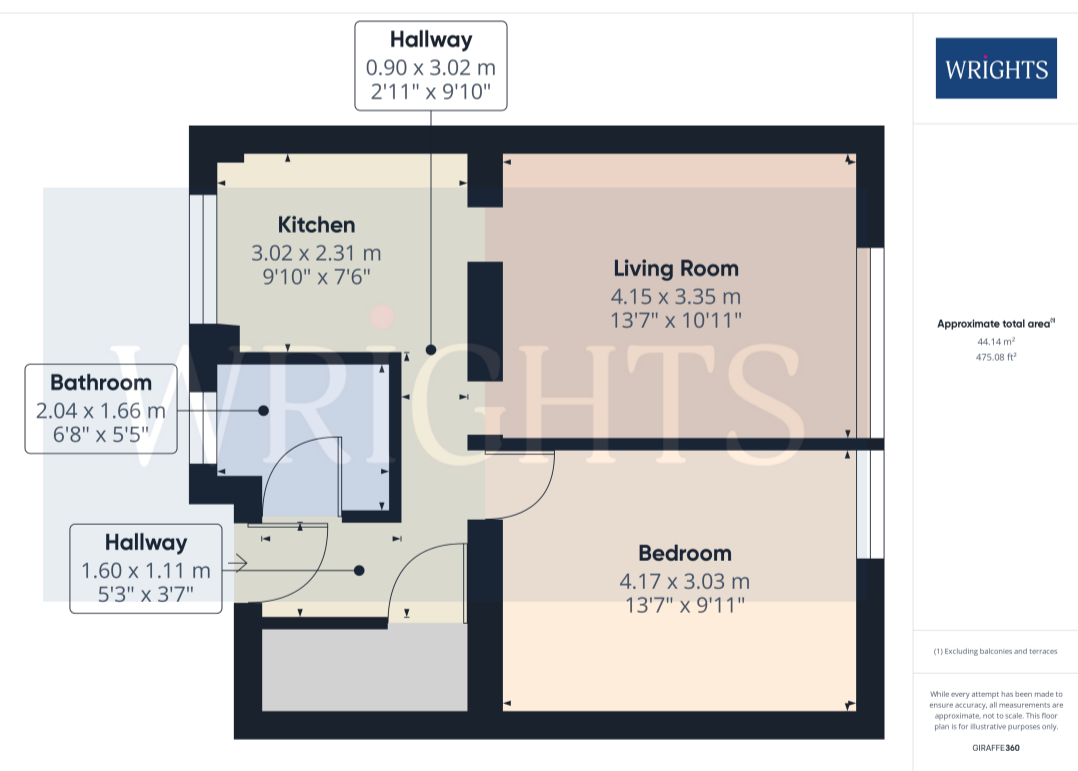
Lease Details = 98 years remaining

Ground Rent = £10 per annum

Service Charge = £500 per annum

EPC rating = C

(all information has been provided to us and should be verified by your legal representative).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	