



Park Meadow

Hatfield,
Hertfordshire, AL9 5HB
£460,000

COUNTRY PROPERTIES
PART OF HUNTERS

This lovely Town House is situated on the ever popular PARK MEADOW. The property is internally in great condition and benefits from a STYLISH REFITTED KITCHEN/DINING ROOM and BATHROOM. There is a large lounge with picture windows and the property also benefits from a study/garden room that could that could easily be a fourth bedroom, additional shower room with WC, utility room and integral garage with off street parking! ONE NOT TO MISS!

- WALKING DISTANCE OF HATFIELD STATION
- NO WORK REQUIRED !
- LIGHT & SPACIOUS ACCOMMODATION
- PARK MEADOW - OLD HATFIELD

Ground Floor

Entrance Hall

Glazed front door. Parquet flooring. Storage cupboard. Personal door to garage. Stairs rising to first floor. Doors to :

Shower Room

Large shower cubicle with glazed screen and feature mosaic effect splash back. Low level WC. Vanity sink with mixer tap and storage. Fully tiled walls. Chrome towel rail. Spotlighting to ceiling. Tiled flooring.

Bedroom Four / Garden Room

8' 8" x 8' 2" (2.64m x 2.49m) Double glazed patio doors to rear aspect. Spotlighting to ceiling.

Utility Room

8' 2" x 4' 4" (2.49m x 1.32m) Double glazed high level window and double glazed door to rear aspect. Butler sink with mixer tap. Woodblock worktops with upstand. Wall unit and shelving. Space and plumbing for washing machine. Spotlighting to ceiling. Tiled flooring.

First Floor

Lounge

17' 8" x 16' 6" (5.38m x 5.03m) Double glazed picture windows to front aspect. Wood effect flooring. Stairs rising to second floor. Open to :

Kitchen / Dining Room

16' 6" x 8' 6" (5.03m x 2.59m) A sleek and contemporary high gloss range of matching wall and base units, additional storage and shelving. Smooth quartz worksurfaces with matching upstand. One and a half bowl inset stainless steel sink unit with mixer tap and quartz drainer grooves. Eye level double electric ovens with warming drawer. Four ring gas hob. Smoked glass splash back. Integrated extractor hood in matching unit. Integrated upright fridge/freezer. Integrated dishwasher. Concealed lighting. Wood effect flooring.

Second Floor

Landing

Doors leading to :

Bedroom One

13' 2" x 10' (4.01m x 3.05m) Double glazed window to front aspect. Built in wardrobe.



Bedroom Two

10' 5" x 10' 1" (3.18m x 3.07m) Double glazed window to rear aspect. Built in wardrobe.

Bedroom Three

10' 1" x 6' 4" (3.07m x 1.93m) Double glazed window to front aspect.

Bathroom

Obscure double glazed window to rear aspect. L-shaped panelled bath with wall mounted shower over. Glazed screen. Low level W.C. Pedestal wash hand basin with mixer tap. Fully tiled walls. Chrome towel rail. Wood effect flooring. Spot lighting to ceiling.

Exterior

Front Garden

Laid to lawn with mature hedge. Driveway for one car.

Integral Garage

Up and over door. Power and lighting. Personal door to hallway.

Courtyard

Beautiful example of an excellent low maintenance rear courtyard garden with artificial lawn and inspired use of the wooden boundary for additional pots. Paved area with gated access to rear well maintained communal gardens.

Area

Old Hatfield has a strong community feel and offers excellent transport links with Hatfield station a short walk away with its fast and frequent service into London's Kings Cross (St Pancras for Eurostar) and Moorgate, taking approximately 20 minutes and 40 minutes respectively. Access to the A1(M) linking with the M25 to the south is a short distance away. Historic Hatfield House has a wonderful park that residents can enjoy all-year discounted access to, together with a 'Real' tennis court. Shopping and leisure facilities are available in Hatfield, Welwyn Garden City and St Albans.

Agents Note

Council Tax Band: E £2408.35

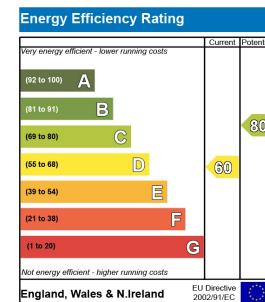
EPC Rating D Expiry 25/3/24

Please note that whilst this property is FREEHOLD that there is a charge of approx., £470 PA for the maintenance of the communal grounds.

PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

WE ARE ABLE TO PROVIDE INDEPENDENT MORTGAGE ADVICE VIA MORTGAGE ADVICE NETWORK, PLEASE TELEPHONE 01707 271450 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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