



Briars Close, Hatfield Offers in Excess of £280,000

Plenty of potential – a solidly built home that's ready to be updated and shaped to your own style and needs | Living space that works – a wide, bright lounge with room to relax, play or entertain without feeling short on space | Family-sized kitchen – space for a dining table and twin garden-facing windows that make it easy to visualise a modern refit or open-plan layout | Downstairs cloakroom – a small but valuable addition that keeps morning routines and guest visits simple | Balanced bedrooms – practical, comfortable and well-proportioned with flexibility for family life, guests or working from home | Straightforward bathroom – usable as it stands with space and layout that make updating an easy first project | Good outdoor space – enclosed garden with patio and lawn, offering plenty of room to sit out, play or personalise with planting | Flexible outbuilding – perfect for utility, storage or a small home workspace once modernised | Plenty of on road parking, keeping day-to-day living convenient | Hatfield setting – a quiet cul-de-sac close to schools, green spaces and Hatfield House parkland, with direct rail and road links for commuters



Homes like this are getting harder to find - well-built, well-proportioned, and ready for someone to bring back to life. Owned by the same person for many years, this three-bedroom semi on Briars Close offers good space, a practical layout, and the chance to modernise at your own pace.

The living room sits at the front, wide and bright with plenty of wall space for larger furniture. It's easy to imagine this as the main family hub, whether that's movie nights, quiet evenings, or somewhere for kids to spread out their toys without feeling cramped.

The kitchen and dining space at the back already work well together, with twin windows overlooking the garden and room for a proper table. It's functional as it stands but lends itself perfectly to a redesign - maybe an open-plan kitchen/diner or a sleek refit that brings light and flow through to the garden.

A downstairs cloakroom sits just off the hallway, making everyday life easier for families and guests alike. There's also an attached outbuilding, ideal as a utility or storage area, or a workspace with some updating - a flexible extra you don't often get at this level.

Sleeping spaces feel balanced across the first floor. The main bedroom offers enough room for a double bed, wardrobes and still space to move around, while the others lend themselves to family life, guests or home working without compromise.

The bathroom's ready to use but would benefit from updating. It has a sensible layout, good natural light, and space for a full suite. Replacing the current fittings would be straightforward, making it an easy first project once you move in.

The rear garden is well enclosed and a good size, offering space for outdoor dining, play, or simply sitting out in the sun. There's a mix of lawn and paved areas, side access for convenience. Own a car? There's plenty of on road parking for you and your visitors / guests.



Briars Close itself is a quiet cul-de-sac tucked just off Hatfield's Garden Village area - a pocket of calm with a mix of long-term residents and family homes. You're within reach of local schools, open green spaces, and Hatfield House parkland, while the town centre and The Galleria offer shopping, cafés and everyday essentials. For commuters, the A1(M) and A414 are both close by, and Hatfield station provides direct trains to King's Cross, Moorgate, Cambridge, and the south via Thameslink.

It's a solid, well-located home with real potential - one that already works, but could work brilliantly with the right touches and ideas.

| ADDITIONAL INFORMATION

Council Tax: Band - C

EPC Rating: TBC

| GROUND FLOOR

Living Room: Approx 13' 5" x 11' 11" (4.09m x 3.63m)

Kitchen/Diner: Approx 13' 5" x 10' 9" (4.09m x 3.27m)

| FIRST FLOOR

Bedroom One: Approx 11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom Two: Approx 11' 11" x 6' 9" (3.63m x 2.06m)

Bedroom Three: Approx 11' 6" x 6' 6" (3.51m x 1.97m)

Shower Room: Approx 5' 2" x 4' 8" (1.57m x 1.42m)

Separate Toilet: Approx 4' 8" x 2' 6" (1.42m x 0.76m)

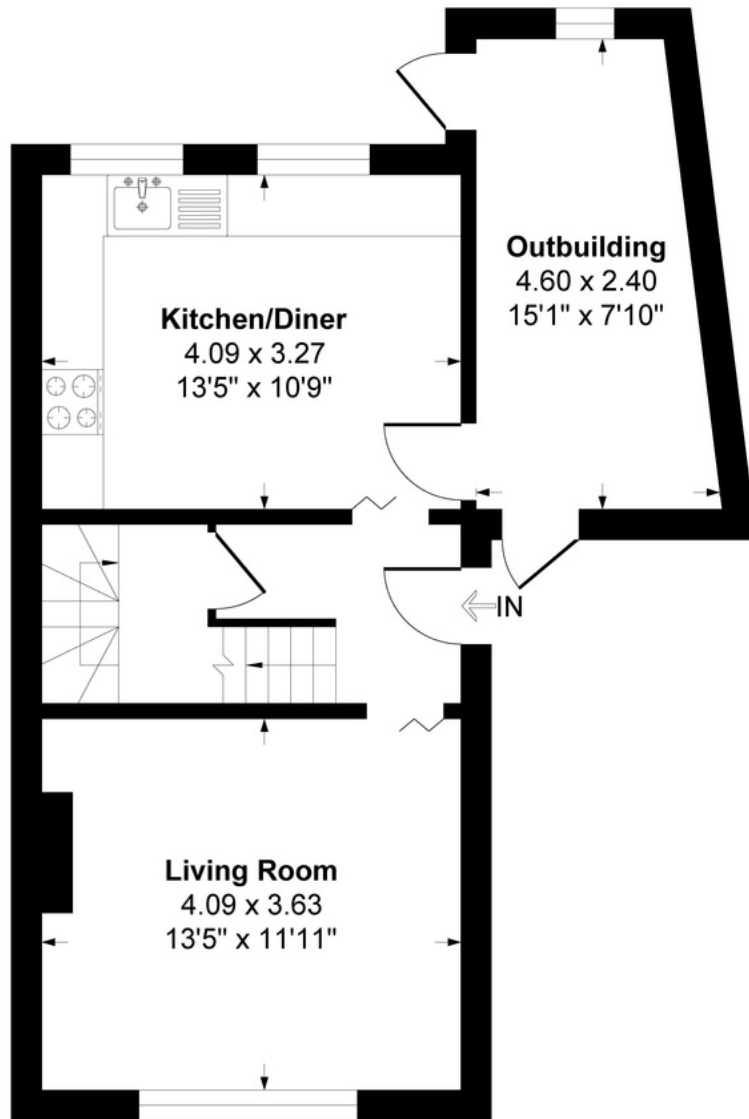
| OUTSIDE

Outbuilding: Approx 15' 1" x 7' 10" (4.60m x 2.40m)



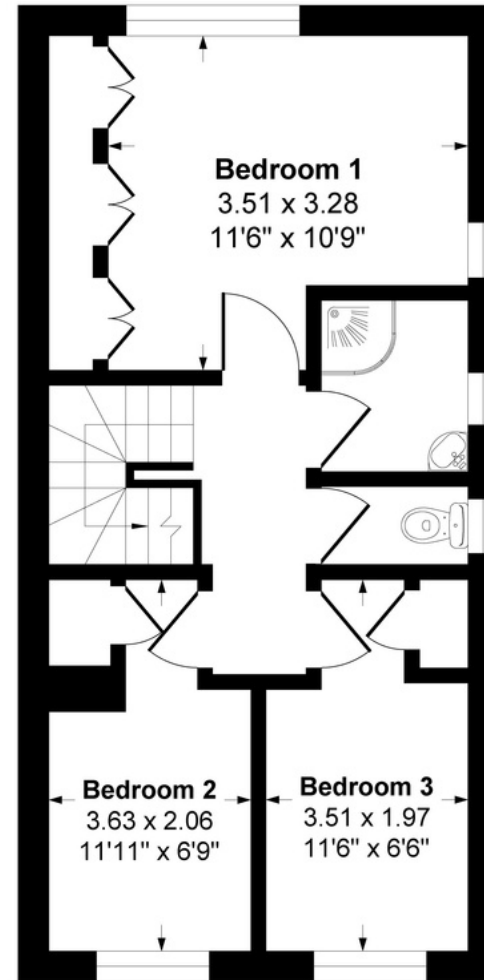
Ground Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU

