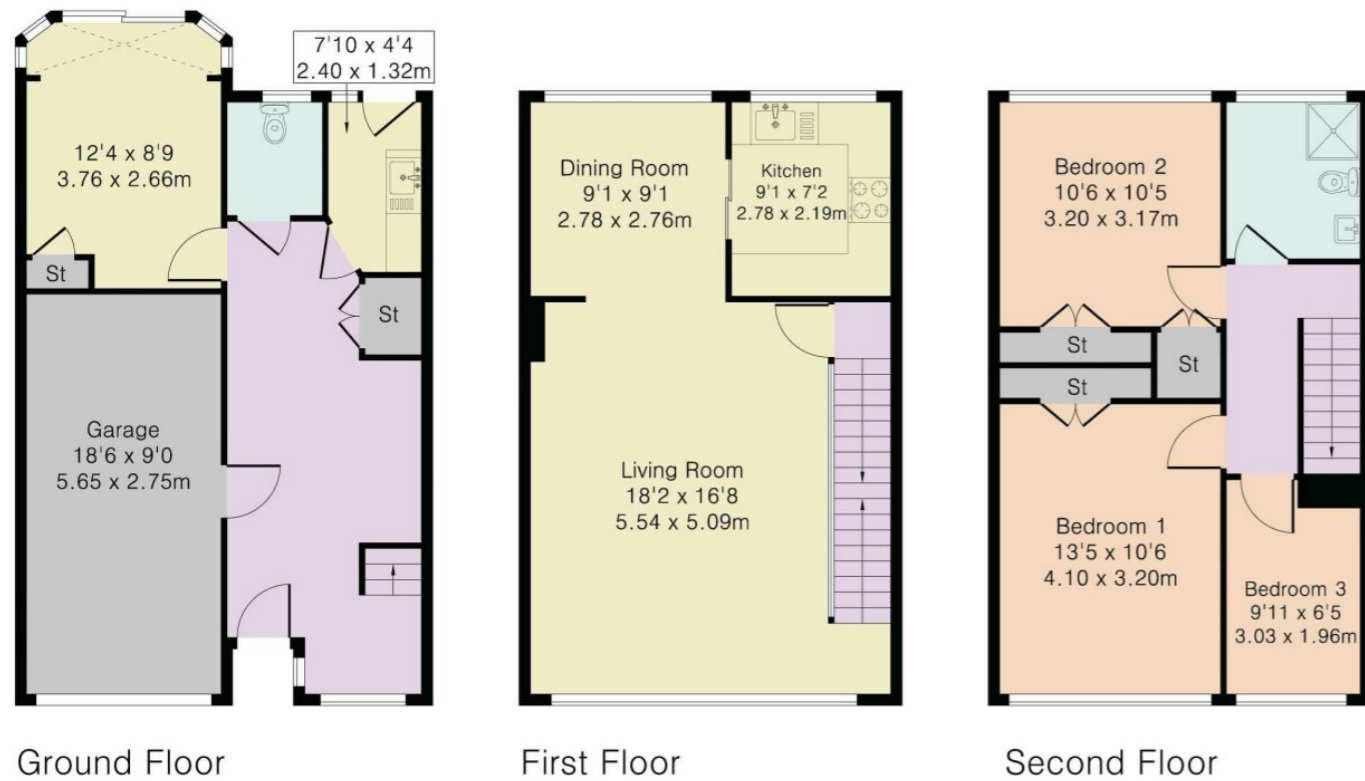


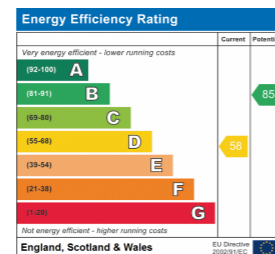
Floor Plans

Approximate Gross Internal Area 1440 sq ft – 134 sq m
 Ground Floor Area 524 sq ft – 49 sq m
 First Floor Area 458 sq ft – 43 sq m
 Second Floor Area 458 sq ft – 43 sq m



102, Park Meadow

Hatfield,
 Hertfordshire, AL9 5HE
 £475,000



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

Country Properties | 7, The Broadway | AL9 5BG
 T: 01707 271450 | E: hatfield@country-properties.co.uk
 www.country-properties.co.uk



This lovely Town House is situated in a favoured position on the ever popular PARK MEADOW. The property benefits from a KITCHEN, DINING ROOM, Large lounge, conservatory/GARDEN ROOM that could that could easily be a fourth bedroom, downstairs cloakroom and utility, SHOWER ROOM, integral garage and a particular feature is the beautiful tiered mature LANDSCAPED GARDEN. ONE NOT TO MISS!

- ENTRANCE HALL
- UTILITY
- LOUNGE & DINING ROOM
- 3 BEDROOMS
- GARAGE & DRIVEWAY

- CLOAKROOM
- CONSERVATORY
- FITTED KITCHEN
- LARGE GARDEN
- SHOWER ROOM

ENTRANCE HALL

Parquet floor, storage under stairs, cloaks cupboard, stairs to first floor, door to garage.

UTILITY ROOM

Double glazed window and door to rear aspect, butler sink, tiled splash backs, plumbing for automatic washing machine, wall mounted storage cupboards.

CLOAKROOM

Double glazed window to rear aspect, low flush WC,

CONSERVATORY

Double glazed, sliding door opening onto paved patio area, coved ceiling and spot lighting.

FIRST FLOOR LANDING

Door to lounge

LOUNGE

Double glazed window to front aspect, spot lighting, stairs to second floor, arch to dining room.

DINING ROOM

Double glazed window to rear aspect, sliding louvre door to kitchen.

KITCHEN

Double glazed window to rear aspect, fitted with wall and base units, single sink and drainer, mixer tap and tiled splash backs, coved ceiling, spot lighting, coved ceiling, gas cooker point, space for fridge freezer.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM ONE

Double glazed window to front aspect, coved ceiling, Built in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect, coved ceiling, built in wardrobe, airing cupboard housing lagged copper cylinder.

BEDROOM THREE

Double glazed window to front aspect, coved ceiling.

SHOWER ROOM

Double glazed window to rear aspect, pedestal wash hand basin with mixer tap, tiled splash backs, low flush WC, 'Mira' shower, tiled flooring

OUTSIDE

GARAGE

Integral garage with metal up and over door, light and power.

FRONT GARDEN

Mainly lawn with path and driveway leading to front door.

REAR GARDEN

Mature landscaped terraced garden

AREA

Hatfield Town Centre has leisure and shopping facilities including the 'Galleria' and is the home of Historic Hatfield House, park and gardens. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London's Moorgate and King's Cross with its connection to St Pancras International making commuting easy.

AGENTS NOTES

WE ARE ABLE TO OFFER FREE AND IMPARTIAL MORTGAGE ADVICE. PLEASE TELEPHONE 01707 271450 FOR DETAILS.

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

