

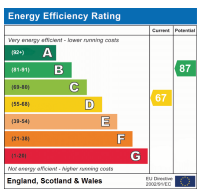


**FOR SALE**

**High Dells, Hatfield AL10 9HU**

We are proud to offer this well-presented three/four bedroom mid-terraced house close to Hatfield Town Centre. The property comprises a modern kitchen, living room downstairs bedroom, family bathroom, plenty of storage and a large rear garden which offers the possibility of extending (STPP). The Galleria Shopping Centre, University of Hertfordshire and Hatfield Leisure Centre are all within walking distance. Available on a chain-free basis!

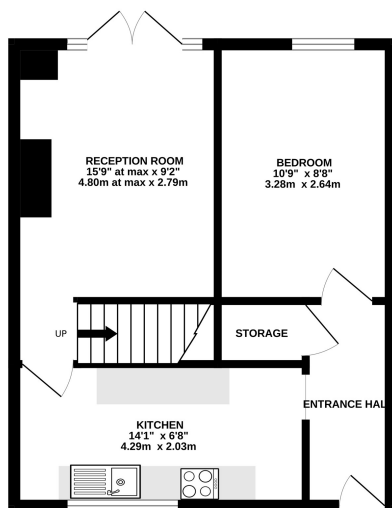
Council Tax Band C (Welwyn Hatfield) and EPC rating D (67).



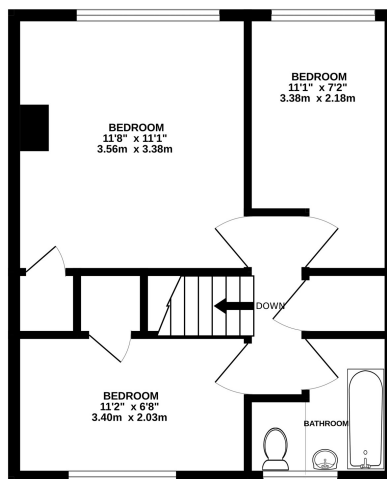
**£399,950 Freehold**

## Floorplan

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024



NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.