



Park Meadow

Hatfield,
Hertfordshire, AL9 5HA
£425,000

When this style of property comes up for sale, we find that buyers are always pleasantly surprised by the size, as the exterior belies the fact that you have a good sized open plan living & dining room, kitchen, utility Room and guest cloakroom on first floor there are three double bedrooms and family bathroom. The Patio garden is easy to maintain and there is a garage en-bloc, the property also benefits from being close to Hatfield BR Station and Historic Hatfield House. One definitely not to miss!

Ground Floor

Entrance Hall

Double glazed entrance door. Granite flooring. Under stairs storage cupboard. Cupboard housing warm air heating boiler. Stairs rising to first floor. Doors leading to :

Cloakroom

Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls. Granite tiled flooring.

Inner Hall

Cupboard housing warm air central heating boiler. Under stairs storage cupboard housing electric meter. Stairs rising to first floor.

Lounge

17' 5" x 11' 5" (5.31m x 3.48m) Double glazed dual aspect windows. Double glazed 'French' doors leading to courtyard garden. Solid Oak engineered Oak flooring. Under floor heating. House alarm control. Open to :

Dining Room

10' 1" x 8' 9" (3.07m x 2.67m) Double glazed windows to rear aspect. Solid Oak engineered Oak flooring.

Kitchen

11' 3" x 7' 7" (3.43m x 2.31m) Double glazed window to front aspect. Modern fitted kitchen comprising of a range of wall and base units with complimentary work surfaces Concealed lighting. One and a half bowl stainless steel single sink and drainer unit with mixer tap. Four ring gas hob and electric oven with stainless steel extractor over. Space for dishwasher. Space for under counter fridge. Fully tiled walls and tiled flooring. Door to;

Utility Room

8' 6" x 5' 4" (2.59m x 1.63m) Door leading to front. Space and plumbing for washing machine. Space for tall fridge/ freezer. Tiled flooring.

First Floor

Landing

Airing Cupboard. Storage cupboard. Doors leading to :

Bedroom One

17' 8" x 10' 1" (5.38m x 3.07m) Dual aspect double glazed windows. Built in wardrobe.



Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed window to rear aspect. Built in wardrobe.

Bedroom Three

11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to front aspect.

Bathroom

High level obscure window to side aspect. Bathroom comprising of ; panelled bath with mixer tap and wall mounted 'Triton' shower. Pedestal wash hand basin with mixer tap. Tiled splashback. Low level WC with push button flush. Tiled flooring. Spotlighting.

Garden

This easy to maintain patio garden has exterior light, shingle raised area. Gated access leading to the communal gardens. External Gardens.

Garage

Situated en bloc with up and over door.

Area

Old Hatfield, a conservation area with the grounds of historic Hatfield House and a short walk to Hatfield main line BR Station for London's Kings Cross/Moorgate - 25 mins and St Pancras International. A few minutes by car from a choice of 'A' roads with leisure and shopping facilities all close by.

Agents Notes

Council Tax Band: D

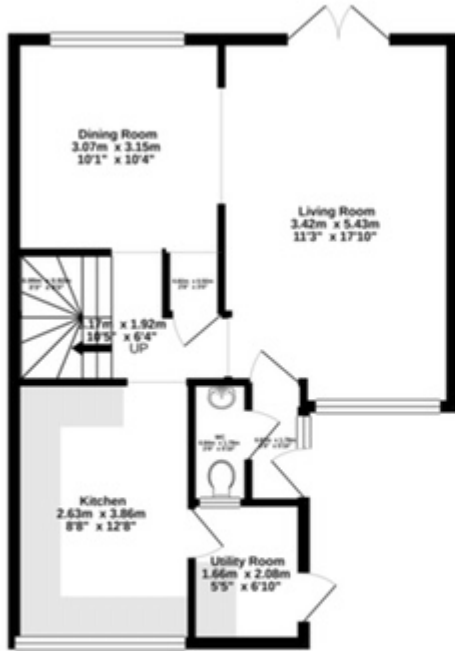
Please note that there is a charge of approx., £470 PA for the maintenance of the communal grounds.

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

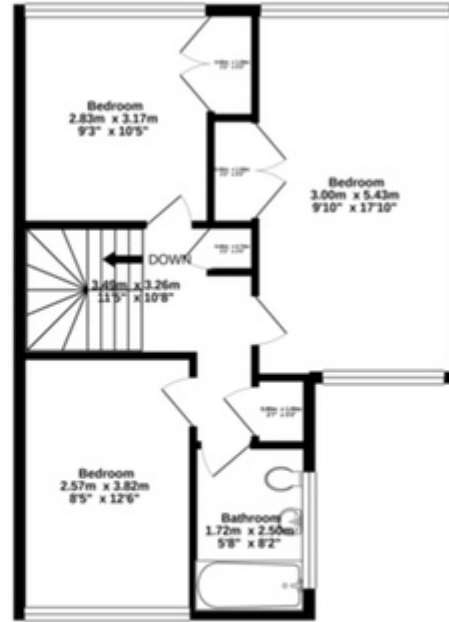
WE ARE ABLE TO PROVIDE INDEPENDENT MORTGAGE ADVICE VIA MORTGAGE ADVICE NETWORK, PLEASE TELEPHONE 01707 271450 FOR DETAILS



Ground floor
50.3 sq.m. (541 sq.ft.) approx.



1st floor
50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA: 100.5 sq.m. (1082 sq.ft.) approx.

While 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 misstatement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C		
(55 to 68)	D		55
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		78
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		46
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

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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