



WRIGHTS



Campion Road, Hatfield, Hertfordshire AL10 9FA

Offers in Excess of £475,000 - Freehold

Property Summary

Offered CHAIN FREE, Wrights of Hatfield are delighted to offer for sale this MODERN FOUR BEDROOM TOWNHOUSE situated in the popular sought after area of Hatfield Garden Village. The property boasts a guest cloakroom, En-suite to master bedroom, family bathroom and private rear gardens and allocated parking space plus additional visitor parking. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a Historical thriving University town within easy reach of surrounding towns such as St Albans, Welwyn Garden City, and Hertford, also with the A1(M) servicing London and the North. The town centre offers an array of shops, restaurants and has the Galleria shopping centre. Historical Hatfield House offers something for everyone and with rail links into London nearby.

Features

- Chain Free
- Garden Village Location
- Four Bed Townhouse
- En suite to master
- South Facing Garden
- L-Shaped Lounge/Diner
- Fitted kitchen
- Allocated Parking and Visitor Parking
- Close to Green Lanes School
- Extension Potential subject to planning permission

Room Descriptions

GROUND FLOOR ACCOMMODATION

Entrance Hall

1.04m x 2.84m (3' 5" x 9' 4") Via part double glazed door, laminate wood flooring, stairs to first floor landing, doors off to:

Guest Cloakroom

0.82m x 1.74m (2' 8" x 5' 9") Front aspect double glazed obscure window. Low flush WC, wash hand basin with complementary tiling to splashbacks, fitted radiator.

Kitchen

5' 10" x 9' 4" (1.78m x 2.84m) Front aspect double glazed window. Range of matching wall and base units with rolled edge worksurfaces over incorporating stainless steel single drainer sink unit with mixer taps over. Space and plumbing for automatic washing machine and slimline dishwasher. Fitted oven and four ring gas hob with extractor over. Space for further appliances. Complementary tiling to splashbacks. Tiled flooring.

Lounge/Diner

12' 8" x 14' 2" (3.86m x 4.33m) (to max dimensions) L-shaped lounge/diner with fitted radiators, laminate wood flooring, under stairs cupboard, Sliding double glazed patio doors to rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

0.91m x 3.30m (3' 0" x 10' 10") Fitted radiator, stairs to second floor landing, doors off to:

Bedroom Two

10' 9" x 12' 8" (3.28m x 3.86m) to max dimension. Rear aspect double glazed window, fitted radiator, fitted wardrobes.

Bedroom Three

10' 9" x 12' 8" (3.28m x 3.86m) to max dimensions. Front aspect double glazed window. Fitted wardrobes, fitted radiator.

Bathroom

1.82m x 1.86m (6' 0" x 6' 1") Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment. Low flush WC, pedestal wash basin, fitted radiator, complementary tiling to splashbacks, extractor fan.

SECOND FLOOR ACCOMMODATION

Second floor landing

0.90m x 1.05m (2' 11" x 3' 5") Doors leading off to:

Bedroom One

13' 4" x 12' 8" (4.06m x 3.86m) Front aspect double glazed window, fitted wardrobes, fitted radiator, built in cupboards, loft access, door to:

En-Suite

1.76m x 1.82m (5' 9" x 6' 0") Fully tiled shower cubicle, wash hand basin with vanity unit below, low flush WC, extractor fan, fitted radiator.

Bedroom Four

6' 10" x 12' 8" (2.08m x 3.86m) Rear aspect double glazed window, laminate wood flooring, fitted radiator.

EXTERIOR

Rear Garden

South facing garden, mainly laid to lawn with terraced decking area for entertaining. Perimeter fencing with additional hardstanding for garden shed.

Front

Hardstanding for one vehicle plus additional visitors space, outside tap.

ADDITIONAL INFORMATION

Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC