



# Crop Common

Hatfield,  
Hertfordshire, AL10 0DG  
£300,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Crop Common is one of a kind, its the only street in Great Britain named this, therefore, your post should never get lost! This FREEHOLD property is with WALKING DISTANCE of Hatfield station and internally is deceiving; the reception space offers plenty of room for a lounge area and separate space for a dining table and chairs and the modern kitchen and bathroom are already done! There are two bedrooms located on the first floor and the third bedroom is on the ground floor. There are front and rear gardens and additional brick built storage. Contact Country Properties on 01707 271450 to book a viewing.

- MODERN KITCHEN
- WALKING DISTANCE OF HATFIELD STATION
- BIRCHWOOD AREA
- FREEHOLD

### Entrance Hall

Storage cupboard. Open to :

### Living Room / Dining Area

23' 1" x 12' 10" (7.04m x 3.91m)

Double glazed window to front aspect. Two radiators. 'Nest' central heating control. Wood effect flooring. Storage cupboards.

### Kitchen

14' 8" x 6' 1" (4.47m x 1.85m) Double glazed window and part glazed door to rear aspect. A good range of handless 'Wick's wall and base units. One and a half bowl stainless steel sink drainer unit with mixer tap. Complementary

worksurfaces and upstands. Eye level 'Zanussi' fitted microwave. 'AEG' fitted oven. 'Electrolux' induction hob. Stainless steel extractor hood and splash-back. 'AEG' dishwasher. Space for free standing 'American style' fridge/freezer. Space & plumbing for washing machine. radiator. Tiled flooring. Electric underflooring heating.

### Bedroom Three / Reception Two

9' 4" x 6' 4" (2.84m x 1.93m) Double glazed window to rear aspect. Radiator.

### First floor

### Landing

Airing cupboard housing 'Valliant' combination boiler. Access to loft. Doors leading to :



### Bedroom One

12' 10" x 9' 4" (3.91m x 2.84m) Velux to front aspect. Storage cupboard.

### Bedroom Two

12' 10" x 6' 11" (3.91m x 2.11m) Velux to rear. Radiator.

### Bathroom

Wash hand basin with mixer tap inset in to wall mounted vanity unit with storage drawers. Panelled bath with mixer tap. Low level WC with push button flush. Ladder towel rail. Laminate flooring. Part tiled walls.

### Exterior

#### Front Garden

Brick built front boundary. Brick built storage. Gate to front garden. Mainly laid to lawn. Wood panel fenced side boundaries. Pathway to entrance door.

#### Rear Garden

Mainly laid to lawn. Wood panelled fenced surrounds.

### Area

Being unique 'Crop Common' is

know for a group of houses featuring small courtyards built on the site of the old Hatfield FC ground in the 1970's! Hatfield 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 King's Cross (with its connection to St Pancras International) and Moorgate making commuting easy.

### Agents Notes

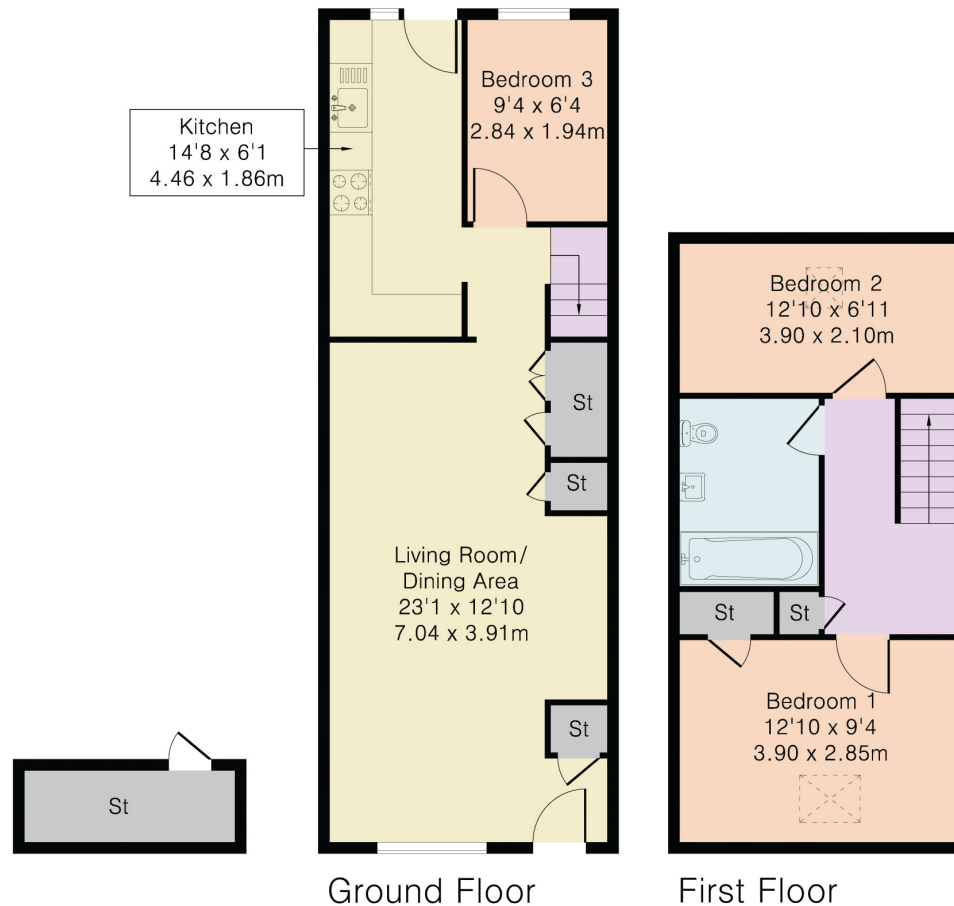
Council Tax Band: C

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

WE ARE ABLE TO OFFER FREE AND IMPARTIAL FINANCIAL ADVICE, PLEASE CALL 01707 271450 FOR DETAILS.



# Approximate Gross Internal Area 874 sq ft – 81 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		89
(81 to 91)	B		
(69 to 80)	C	74	
(55 to 68)	D		
(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	

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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