



72 Wood Close, Hatfield, Hertfordshire AL10 8TX

£400,000 - Freehold

Property Summary

We are delighted to welcome to the market this spacious SIX BEDROOM TOWNHOUSE CLOSE TO TOWN CENTRE. The property benefits from two reception rooms, downstairs cloaks, fully fitted kitchen, family bathroom, enclosed private garden and off street parking for two vehicles. We highly recommend an internal viewing at your earliest convenience to appreciate this well maintained spacious home.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums. There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- MID TERRACE FAMILY HOME
- SIX BEDROOMS
- TWO RECEPTIONS
- FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING
- GAS HEATING TO RADIATORS
- PRIVATE GARDENS
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO AMENITIES



## GROUND FLOOR ACCOMMODATION

Via white uPVC entrance door, built in cupboard, doors leading off to:

Front aspect double glazed frosted glass window, low flush WC, wash hand basin. Independent shower cubicle with tiling.

8' 6" x 15' 1" (2.59m x 4.60m) Front aspect double glazed window, fitted radiator, laminate wood flooring.

7' 7" x 10' 10" (2.31m x 3.30m) Rear aspect double glazed window and matching door leading to garden. Range of matching wall and base units with worktops over incorporating sink unit with mixer taps. Space for appliances, complementary tiling to splashbacks.

9' 10" x 11' 2" (3.00m x 3.40m) Double glazed patio doors to rear, fitted radiator.

Stairs to first floor landing, doors leading off to:

Stairs to second floor, built in cupboards, doors leading off to:

11' 5" x 17' 10" (3.48m x 5.44m) Rear aspect double glazed windows, laminate wood flooring, fitted radiator.

8' 9" x 12' 6" (2.67m x 3.81m) Front aspect double glazed window, built in cupboard, fitted radiator.

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising of panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below, low flush WC, heated towel rail, complementary tiling to splashbacks.

Stairs from first floor, skylight window, doors leading off to:

11' 4" x 11' 7" (3.45m x 3.53m) Front aspect double glazed window, laminate wood flooring, fitted radiator. Built in cupboard.

5' 11" x 10' 4" (1.80m x 3.15m) Front aspect double glazed window, fitted radiator, built in cupboard.

8' 11" x 11' 6" (2.72m x 3.51m) Rear aspect double glazed window, fitted radiator, built in cupboard.

6' 0" x 12' 2" (1.83m x 3.71m) Rear aspect double glazed window, fitted radiator, built in cupboard.

Private secluded terraced courtyard style garden comprising of coloured flagstones, hardstanding for garden shed, an array of mature shrubs and plants with perimeter fencing

Driveway offering off street parking for two vehicles.

EPC rating C

