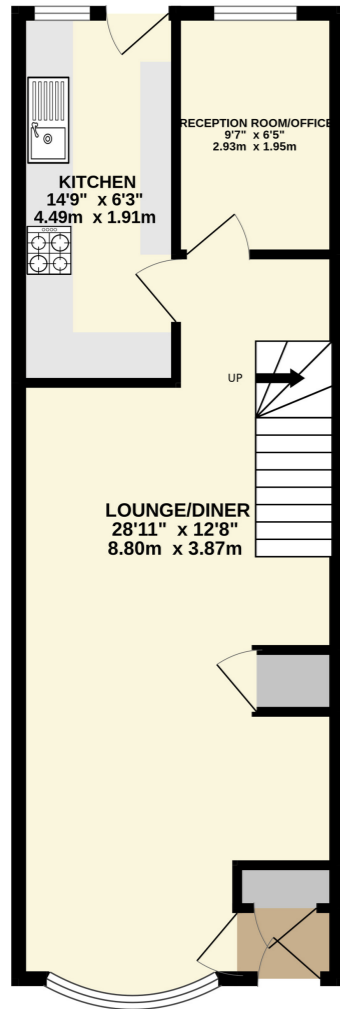
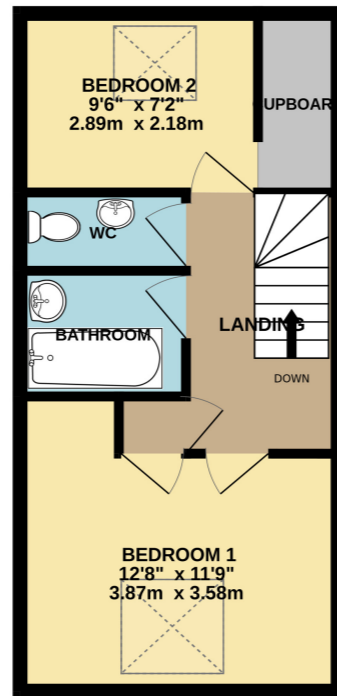


# Floor Plans

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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.  
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## 15, Strawmead

Hatfield,  
Hertfordshire, AL10 0JG  
£335,000

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

Country Properties | 7, The Broadway | AL9 5BG  
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www.country-properties.co.uk



Just a 15 minute walk to Hatfield train station. A two double bedrooms and 2 reception room terrace family home situated in a handy location for Hatfield's vast and varied amenities. This property would benefit from updating but don't be deceived, it is a spacious home with no onward chain.

- Updating required, lots of potential
- 23 ft lounge/diner
- Well regarded local schools
- 2 Double bedrooms
- Birchwood area

- walking Distance to Station
- Super nearby commuter links including Hatfield Train station and A1(M)
- Ample storage
- External storage shed

## Description

Two bedroom family home offering a good size master bedroom and two reception rooms. The property comprises of the following:-

## Ground Floor

### Entrance Hall

Storage cupboard. Laminate wood flooring.

### Lounge

23' 1" x 12' 8" (7.04m x 3.86m) Double glazed window to front aspect. Storage cupboard. Radiator. Coving to ceiling. Laminate wood flooring. Stairs to first floor.

### 2nd Reception Room

9' 7" x 6' 4" (2.92m x 1.93m) Double glazed window to rear aspect. Radiator. Laminate wood flooring.

### Kitchen

14' 9" x 6' 4" (4.50m x 1.93m) Obscure double glazed door to rear. Double glazed window to rear aspect. A range of matching wall and base units. Stainless steel sink and drainer unit with mixer tap. Electric oven with four ring electric hob over. Extractor fan. Space and plumbing for washing machine. Integrated fridge and freezer. Fully tiled walls. Tiled flooring.

## First Floor

### Landing

Storage cupboard. Access to loft. Doors to;

### Master Bedroom

12' 8" x 12' 3" (3.86m x 3.73m) Double glazed Velux window to front aspect. Storage cupboard. Radiator.

### Bedroom Two

9' 4" x 7' (2.84m x 2.13m) Double glazed Velux window to rear aspect. Storage cupboard. Radiator.

## Bathroom

Panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Ladder radiator. Fully tiled walls.

## W.C

Low level W.C. Wall mounted wash hand basin. Part tiled walls.

## Exterior

### Front Garden

Large patio area. Storage cupboard.

### Rear Garden

Laid to lawn. Panelled wood fencing. Mature shrubs.

## Area

Hatfield Town Centre 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.

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

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