Cornflower Way

Hatfield,
Hertfordshire, AL10 9FY
£460,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached linked property is situated on the ever popular modern Garden Village and briefly comprises; lounge, kitchen/diner with it's refitted kitchen, four bedrooms with two being en-suite, family bathroom and guest cloakroom. There is an attached garage and driveway providing off street parking and the location is perfect for those looking for good primary schools and and easy access links for commuting. One not to miss!

- FOUR BEDS
- REFITTED KITCHEN
- GARAGE AND DRIVE
- DETACHED PROPERTY
- REGARDED RESIDENTIAL LOCATION

Ground Floor

Entrance Hall

Wood flooring. Stairs rising to first floor. Radiator. Door to:-

Lounge (Reception)

17' 4" x 10' 5" (5.28m x 3.18m) Double glazed bay window to front aspect. Gas feature fireplace with mantel and hearth. Door to:-

Inner Hall

Wood flooring. Door to dining room. Door to:-

Cloakroom

Low level WC. Wash hand basin. Tiled splash backs. Extractor fan. Radiator. Wood flooring.

Dining Room

11' 8" x 8' 1" (3.56m x 2.46m) Double glazed French doors leading to rear garden. Wood flooring. Coving to ceiling. Arch to:-

Kitchen

15' 1" x 7' (4.60m x 2.13m) Double glazed windows to rear aspect overlooking the garden. Refitted 'German' kitchen offering an abundance of storage with fully fitted 'soft close' cupboards, deep drawers with organisers, wall mounted units and a pantry style tall unit. The modern high gloss kitchen is sleek and the cabinets are complimented with a dark wood block work surface. Stainless steel sink drainer unit with pull down mixer spray tap. Four ring 'Siemens' gas hob with stainless steel extractor over and attractive stone tiled splash backs which compliment the floor tiles with pan drawers under. Built in electric oven. Space for upright fridge/freezer. Space and plumbing for washing machine and dishwasher. Encased wall mounted boiler. 'Stone tiled flooring open to dining room.

First Floor

Landing

Airing cupboard housing hot water cylinder. Stairs to second floor. Doors to:-

Master Bedroom

11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window to rear aspect. Radiator. Arch to separate dressing area.

Dressing Room

5' 5" x 4' (1.65m x 1.22m) Obscure double glazed window to rear aspect.

En-suite

Obscure double glazed window to side aspect. Fully tiled shower cubicle with power shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Shaver point. Extractor fan. Radiator.

Bedroom Three

12' x 8' 1" (3.66m x 2.46m) Double glazed window to front aspect. Radiator.

Bedroom Four

7' 7" x 7' (2.31m x 2.13m) Double glazed window to front aspect. Radiator. This room is currently used as an office.

Bathroom

Obscure double glazed window to side aspect. Low level WC. Paneled bath with mixer tap and shower attachment over. Pedestal wash hand basin. Radiator. Shaver point. Extractor fan.

Second Floor

Bedroom Two

16' 2" x 12' 4" (4.93m x 3.76m) Two velux windows to front aspect (one window has the added benefit of closing with rain sensitivity). One large velux window to rear aspect. Eves storage to either side of the bedroom. Radiator. Spot lighting to ceiling. Door to :-

En-suite

Velux window. Fully tiled shower cubicle with power shower and glass folding door. Low level WC. Sink inset into vanity unit. Fully tiled with natural stone. Chrome headed ladder towel radiator. Shaver point. Extractor fan.

Exterior

Front Garden

Laid to lawn with mature shrub borders. Path leading to entrance door. Driveway providing off street parking in front of garage.

Rear Garden

Extended patio area to immediate rear. Mainly laid to lawn with shrub and pebble borders. Stepping stones leading to a gate providing excellent walks across open fields. Storage shed. Personal door to garage. External light and water tap.

Garage

Up and over door. Power and light. Personal door to garden.

Area

Hatfield Garden Village is very popular for families and professionals as it is situated next to Hatfield Business Park and is in the vicinity of excellent local amenities including the 'David Lloyd fitness Centre', the 'Galleria' and highly regarded primary schools. Hatfield is the home of historic Hatfield House and has good commuter links by road and rail. The A1 (M) and, a few miles to the south the M25 make for easy road access and Hatfield Station takes 25 minutes to London King's Cross.

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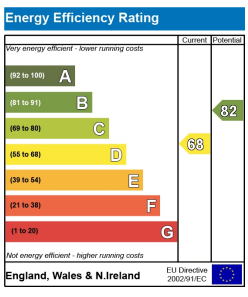
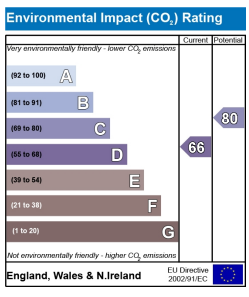
PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED.

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
T: 01707 271450 | **E:** hatfield@country-properties.co.uk
www.country-properties.co.uk

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