



WRIGHTS



1d Cornerfield, Hatfield, Hertfordshire AL10 0UG

£275,000 - Leasehold

Property Summary

We are delighted to offer for sale this TWO BEDROOM TOP FLOOR MAISONETTE WITH PRIVATE GARDEN AND AMPLE PARKING AND CLOSE TO AMENITIES. The property benefits from double glazing, gas heating to radiators, loft space and set in a quiet set back location. We highly recommend an internal viewing at your earliest convenience to appreciate this spacious first floor maisonette set in the popular BIRCHWOOD AREA.

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

- MAISONETTE
- TOP FLOOR
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING
- JULIET BALCONY
- PRIVATE ENCLOSED GARDEN
- AMPLE PARKING

Room Descriptions

ACCOMMODATION

Hallway

Via part glazed hardwood door with carpeted staircase leading to:

First Floor Landing

Front aspect double glazed window, space for office desk should you work from home, built in double cupboards housing fuse box, fitted radiator, loft access, doors leading off to:

Lounge/Diner

12' 8" x 14' 7" (3.86m x 4.45m) Front aspect double glazed window with matching French doors to "Juliet Balcony" fitted radiator, multi paned door to:

Kitchen

7' 10" x 11' 5" (2.39m x 3.48m) Rear aspect double glazed window. Refitted kitchen done approximately 11 years ago offering matching wall and base units with work tops over incorporating sink unit and integrated goods such as oven and hob, dishwasher, fridge/freezer. Cupboard housing gas boiler. Complementary tiling to splashback areas.

Bedroom One

11' 4" x 12' 3" (3.45m x 3.73m) Rear aspect double glazed window. Fitted radiator, carpeted flooring.

Bedroom Two

6' 10" x 10' 7" (2.08m x 3.23m) Rear aspect double glazed window. Fitted radiator, carpeted flooring.

Bathroom

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising of a panel enclosed bath with shower unit over. Low flush W/C, wash hand basin with vanity unit below, fitted radiator, fully tiled walls.

EXTERIOR

Seclude Rear Garden

Decking area with artificial lawned area enclosed by perimeter fencing offering seclusion and privacy.

ADDITIONAL INFORMATION

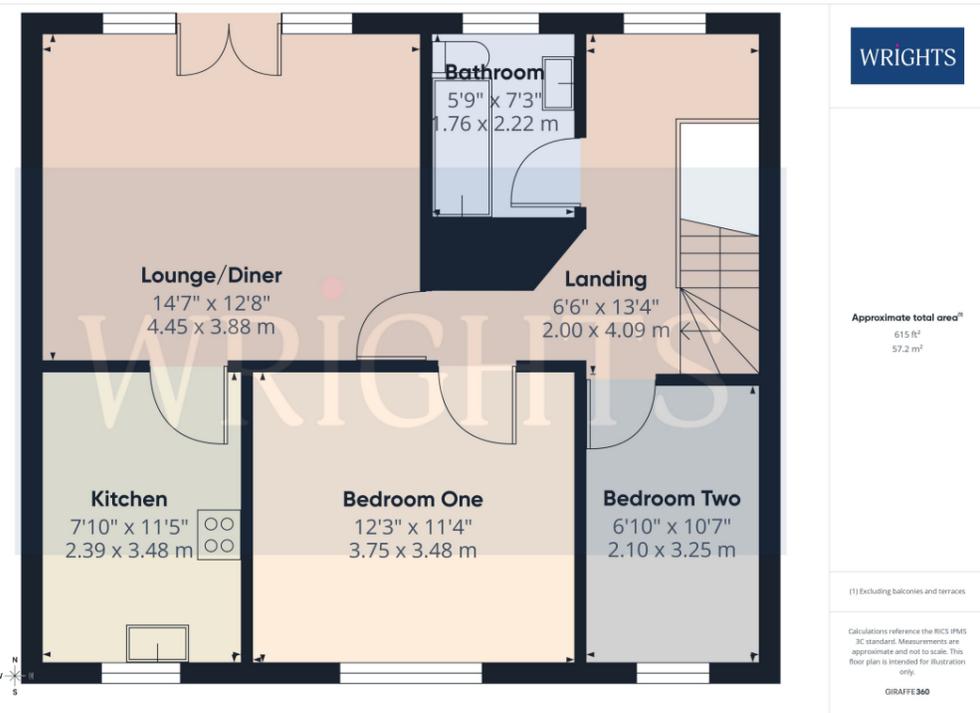
Agents Notes

Council Tax Band: Band B

EPC Rating: Band C

Lease remaining 99 years. We have been advised by the vendors that there is no ground rent or maintenance charge only a buildings insurance charge of £90 per annum.

(all information has been provided to us and should be verified by your legal representative).



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 76 | 77 |
| (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 | |