



22, Roe Green Close

Hatfield,
Hertfordshire, AL10 9PE
£500,000

country
properties

Welcome to Roe Green Close an exciting opportunity in one of Hatfield's popular cul-de-sac locations, with the house overlooking a lovely green. This detached three-bedroom home offers fantastic potential for the next owner to make their mark. Set on a quiet residential street with excellent kerb appeal and off-street parking, it is ideal for growing families or those seeking space to shape their perfect home. Inside, the property currently offers a traditional layout with a spacious dining room, separate living room, kitchen and useful utility room on the ground floor together with a guest cloakroom, off the entrance hallway, perfect foundations for modern open-plan living if desired (subject to any necessary consents). The interior is ready for updating, giving you the opportunity to renovate and personalise to your style. Upstairs you'll find three good-sized bedrooms and a family bathroom, providing ample room for the whole family to relax and unwind. Outside, the property benefits from a private garden with scope for landscaping, ideal for entertaining, play, or simply enjoying the peaceful surroundings. There is also clear potential to extend, should you wish to enhance the home further in years to come. Properties in Roe Green Close rarely become available. The area is prized for its peaceful setting, family-friendly community and excellent transport links — with Hatfield's station, town centre, and highly regarded schools all close at hand. If you're seeking a home with space, potential, and location, this could well be the one. Contact Country Properties Hatfield to arrange your viewing — we look forward to welcoming you.

Chain Free!

- Detached Home in Quiet Cul-de-Sac
- Off-street parking to driveway
- Spacious living and dining rooms
- Kitchen and separate utility room
- Guest Cloakroom
- Three well-proportioned bedrooms
- Large privately enclosed rear garden
- Great location for schools, transport, and town centre
- Excellent potential to extend (STPP)
- Chain Free!

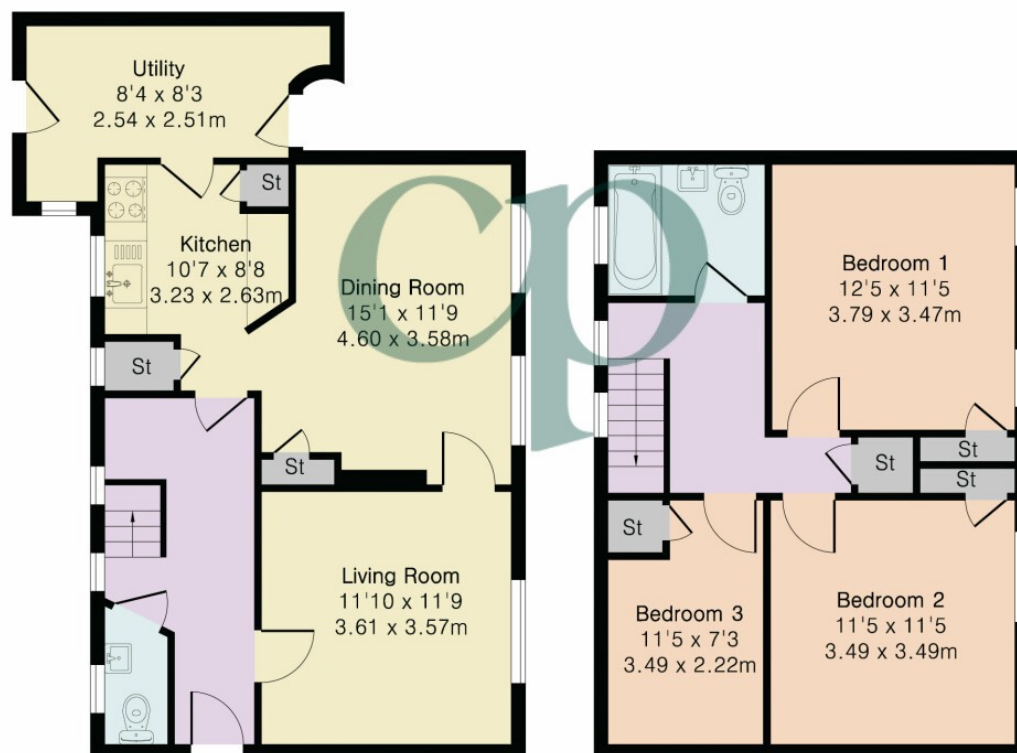




Approximate Gross Internal Area 1126 sq ft - 105 sq m

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 518 sq ft – 48 sq m



Ground Floor

First Floor

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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