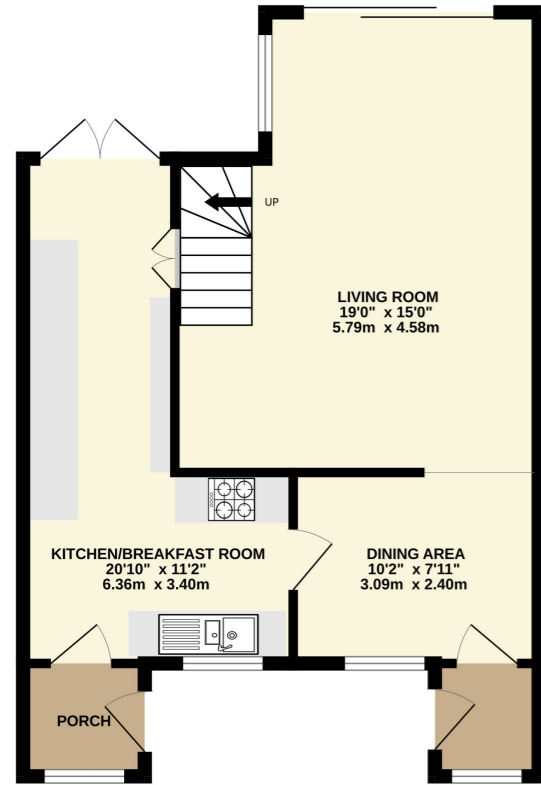
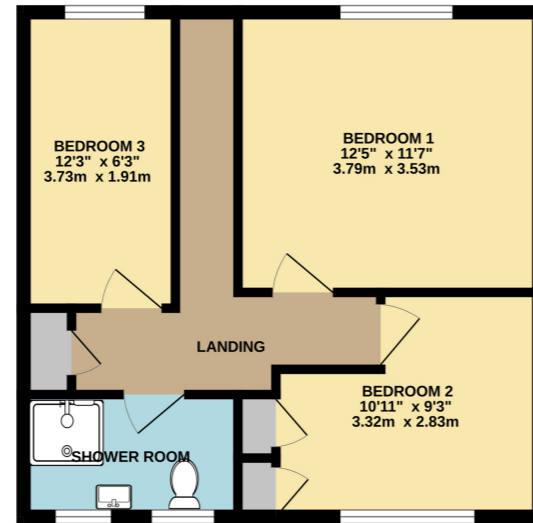


Floor Plans

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

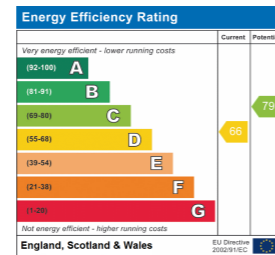


1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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77, Woods Avenue

Hatfield,
Hertfordshire, AL10 8QF
£395,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

Extended for extra reception space. Set back from the road with open green area to the front, this well presented three bedroom end of terrace home is offered with no onward chain. Close to local amenities such as leisure centre, shops, primary school and super commuter links.

- Offered with no onward chain
- Modern, smart kitchen / breakfast room
- Well presented - move straight in
- Separate dining area
- Lounge / diner with patio doors to garden
- Gardens to the front and rear
- Just 1.2 miles to Hatfield train station, a 23 minute walk

GROUND FLOOR

Porch

Upvc double glazed porch with door and window to front.

Kitchen / breakfast

6.35m x 3.40m (20' 10" x 11' 2") Smart kitchen fitted with a range of base and eye level units. Work tops with splashbacks, sink and drainer, integrated electric hob and double oven. Integrated dish washer and washing machine. Breakfast bar, fuse cupboard. Double glazed window to front and French doors to garden.

Dining Area

3.08m x 2.40m (10' 1" x 7' 10") Double glazed window to front, radiator, door to second porch front access.

Lounge

5.79m x 4.59m (19' 0" x 15' 1") Extended for extra family space, electric feature fire place, radiator, double glazed window to rear, stairs to first floor.

FIRST FLOOR

Landing

Built in cupboard

Bedroom 1

3.75m x 3.63m (12' 4" x 11' 11") Double glazed window to rear, radiator.

Bedroom 2

3.36m x 2.83m (11' 0" x 9' 3") Double glazed window to front, airing cupboard, radiator. Engineered wood floor.

Bedroom 3

3.72m x 1.87m (12' 2" x 6' 2") Double glazed window to rear, built in cupboard, radiator. Engineered wood floor.

Shower room

Shower cubicle, low level WC, wash hand basin. 2 double glazed windows to front.

OUTSIDE

Front Garden

Picket fence to front, lawn and shrub area. Path to front door.

Rear Garden

Mostly laid to lawn, there is a patio seating area to the rear of the house. Fully fence panel enclosed. Established shrubs and small trees.

Area

Situated in a popular position in Hatfield, offering a wealth of facilities on your doorstep. Conveniently placed 1.2 miles from Hatfield train station. With well regarded local schools. Easy access to St. Albans and Hatfield. The Next Generation Gym and the 'Galleria' are close by and Historic Hatfield House, park and gardens are all within easy reach. 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 and Moorgate making commuting easy. Good local schools.

THESE ARE PRELIMANRY DETAILS YET TO BE APPROVED BY THE LANDLORD

