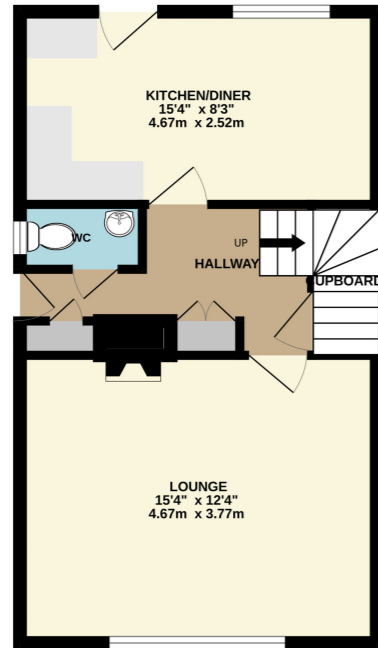
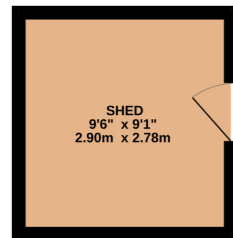
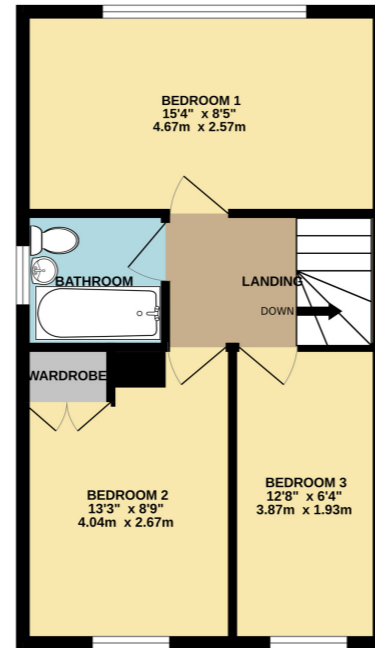


Floor Plans

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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42, Heron Way

Hatfield,
Hertfordshire, AL10 8QX
£450,000

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



A super opportunity to make your mark. In need of updating and modernising this three bedroom detached home offers lots of potential. Space to extend (stpp). Situated on a good size plot by todays standards. Generous gardens to front and rear.

- Offered with no onward chain
- Gas central heating - upvc double glazing
- There is no associated parking with this property.
- Situated at the end of a Close so no passing traffic.
- 88 Sq ft brick outbuilding
- Great location for nearby commuter links including A1(M) and Hatfield train station

GROUND FLOOR

Entrance Hall

Entrance door, stairs to first floor, under stairs cupboard, airing cupboard, built in storage cupboard.

Cloakroom

Low level wc, wash hand basin, double glazed window to side.

Living Room

15' 4" x 12' 4" (4.67m x 3.76m) Double glazed window to front, radiator, fire place (not tested).

Kitchen/Diner

15' 4" x 8' 3" (4.67m x 2.51m) Units, work tops, sink, space for cooker. Door to rear garden, double glazed window to rear. Radiator.

FIRST FLOOR

Landing

Bedroom 1

15' 4" x 8' 5" (4.67m x 2.57m) Radiator, double glazed window to rear.

Bedroom 2

13' 3" x 8' 9" (4.04m x 2.67m) Double built in wardrobe, double glazed window to front, radiator.

Bedroom 3

12' 9" x 6' 4" (3.89m x 1.93m) Radiator, double glazed window to front.

Bathroom

Paneled bath, low level wc, wash hand basin. Double glazed window to side.

OUTSIDE

Front Garden

Generous garden mostly laid to lawn, well stocked beds and borders. Hedges and shrubs. Pathway to front.

Rear Garden

Lawn area, fully enclosed with access to front, well stocked shrub beds and borders.

Shed

9' 6" x 9' 2" (2.90m x 2.79m) Brick construction. Power and light.

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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