



2 Allen Court, Hatfield, Hertfordshire AL10 8XP

Offers in Excess of £330,000 - Freehold

Property Summary

PRICED FOR FAST SALE Two-Bedroom, Mid Terraced family home with Garage parking. This property has been remodelled by the current owners to create a well designed ground floor open plan living area, while there are two well proportioned bedrooms and family bathroom to the first floor. Externally the property offers a secluded garden to the rear and garage parking to the front.

The ground floor comprises of a kitchen area with matching base and wall units, fitted items include an electric oven and gas hob while there is space and plumbing for a washing machine, dishwasher and fridge/freezer. There is an area suitable for a dining table and additional space for seating.

The first floor offers two bedrooms, the master benefits from built in wardrobes while the second is a comfortable single. The family bathroom comprises of a shower cubicle, hand wash basin, bidet and W.C.

The property's garden is laid largely to lawn with a decked area adjacent to the property. Located to the side of the terraced property is a garage with parking space in front.

Features

- PRICED FOR FAST SALE
- QUIET CUL-DE-SAC LOCATION
- MID TERRACE FAMILY HOME
- TWO BEDROOMS
- OPEN PLAN GROUND FLOOR LIVING
- GARAGE & PARKING
- CLOSE TO A NUMBER OF GOOD SCHOOLS
- GOOD ROAD LINKS VIA A1 (M), M25 & A414

Room Descriptions

GROUND FLOOR

OPEN PLAN KITCHEN/LOUNGE/DINER

3.59m x 7.33m (11' 9" x 24' 1") Dual aspect space with tiled flooring throughout. Matching base and wall units providing ample work surface space and storage. Fitted items include an electric oven while there is space and plumbing for a washing machine, dishwasher and fridge freezer. There is space for a dining table and additional seating areas to the rear of the property overlooking the garden.

FIRST FLOOR

LANDING

0.90m x 0.96m (2' 11" x 3' 2") Carpet flooring with doors leading to;

BEDROOM ONE

3.60m x 3.62m (11' 10" x 11' 11") A spacious double bedroom with ample built in wardrobes, carpet flooring, gas radiator and double glazed window to the rear aspect.

BEDROOM TWO

1.67m x 3.67m (5' 6" x 12' 0") Single bedroom with carpet flooring, gas radiator and double glazed window to the front aspect.

BATHROOM

1.86m x 2.69m (6' 1" x 8' 10") Tiled four-piece bathroom comprises of shower cubicle, bidet, low level W/C and hand wash basin. Heated towel rail and frosted double glazed window to the front aspect.

EXTERIOR

GARDEN

Decked area adjacent to the property with steps leading up to an area laid to lawn. Gated rear access and fenced boundaries.

GARAGE

Garage with up and over door plus parking space directly in front.

ADDITIONAL INFORMATION

Property Information

Boiler Installed in 2025 with a 10yr warranty.

Council Tax Band - C
EPC Band - C

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	
(69-80) C	72	
(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