Park Meadow
Old Hatfield, Hatfield,
Hertfordshire, AL9 5HA
£440,000
COUNTRY PROPERTIES
PART OF HUNTERS

Move in to this immaculate three DOUBLE bedroom home with NO work required! Situated on the highly desirable Park Meadow area in Old Hatfield, this property benefits from a garage en-bloc and Hatfield mainline station is less than a quarter of mile from the property making it easy walking distance, residents also benefit from discounted 'Friends of Hatfield House' passes to access the park for beautiful walks!

- OLD HATFIELD
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO HATFIELD STATION
- GARAGE EN BLOCK
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM

Ground Floor:

Entrance hall:

Double glazed front door. Panelled radiator. Laminated wood effect flooring. Door to :

Cloakroom:

Window to front aspect. Low flush W.C. Pedestal wash hand basin with mixer tap. Tiled splash back. Tiled flooring.

Lounge:

17' 7" x 11' 4" (5.36m x 3.45m) Double glazed window to front aspect. Patio doors leading to rear garden. Coving to ceiling. Laminate wood effect flooring. Arch to :

Dining Room:

10' 4" x 10' 3" (3.15m x 3.12m) Double glazed patio door to rear garden. Radiator. Laminate wood effect flooring. Multi panelled door to inner hall.

Inner Hall:

Under stairs storage cupboard and additional cloaks cupboard. Laminated flooring. Stairs to first floor. Door to :

Kitchen:

11' 4" x 7' 6" (3.45m x 2.29m) Double glazed windows to front aspect. Range of matching wall and base units. Inset stainless steel single bowl and drainer unit with mixer taps. Tiled splash backs. Four ring gas hob. Built in oven. Encased over head extractor hood in matching unit. Integrated fridge/ freezer. Space and plumbing for dishwasher. Spot lighting to ceiling. Tiled flooring.

Utility Room:

8' 5" x 5' 4" (2.57m x 1.63m) Double glazed door to side leading to the front garden. Range of wall and base units. Plumbing for washing machine. Wall mounted ' Worcester' gas central heating boiler.

First Floor Landing:

Bedroom One:

17' 6" x 9' 9" (5.33m x 2.97m) Double glazed dual aspects windows to front and rear. Radiator. Built in wardrobes.

Bedroom Two:

10' 3" x 10' 3" (3.12m x 3.12m) Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom Three:

11' 6" x 8' 1" (3.51m x 2.46m) Double glazed window to front aspect. Radiator.

Bathroom:

Double glazed Window to side aspect. Low flush W.C. Vanity sink unit with storage under with mixer tap. Glazed shower cubicle. Chrome ladder towel rail. Tiled walls and floor.

Exterior:

Front Garden:

Planted borders with ornamental slate pathways. Mature hedging. Pathway leading to entrance door.

Courtyard Garden:

Paved patio open to communal lawned area. Screened with mature shrubs.

Garage En Bloc:

Up and over door.

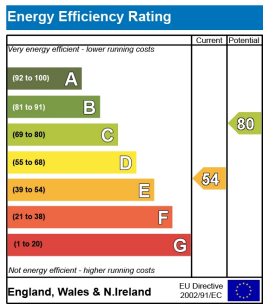
Area:

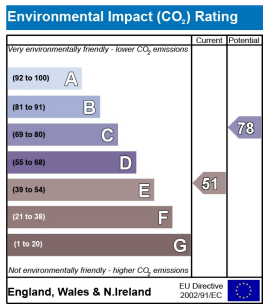
Old Hatfield, by the grounds of historic Hatfield House and a short walk to Hatfield main line B.R. Station for London's Kings Cross/Moorgate - 25 mins and St Pancras International. Few minutes by car from a choice of 'A' roads with leisure and shopping facilities all close by.

Agents Notes:

Whilst the property is FREEHOLD a maintenance charge, currently £470 per year is payable for the maintenance of the beautiful grounds.

WE ARE ABLE TO PROVIDE INDEPENDENT MORTGAGE ADVICE VIA MORTGAGE ADVICE NETWORK, PLEASE TELEPHONE 01707 271450 FOR DETAILS





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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