



Park Street

Old Hatfield,
Hertfordshire, AL9 5AZ
£525,000

COUNTRY PROPERTIES
PART OF HUNTERS

Style and quality throughout! Offering light and spacious accommodation with a sleek modern kitchen with 'Quartz' worktops and high end appliances; a fabulous bathroom and original Parquet flooring! A benefit in today's world; a home office with walled garden view! Situated in the conservation area of Old Hatfield where residents benefit from free access to the Park of Historic Hatfield House and within close walking distance (201m approx.) of Hatfield Station making the commute to London a breeze. This is one NOT to miss! Call 01707 271450 to book your internal viewing! VIRTUAL VIEWING AVAILABLE!

Description:

This beautiful home has been refurbished and upgraded and oozes quality with the detail and fitments used throughout the property! The property offers light and spacious accommodation with a lounge/dining room with 'French' doors to an immaculately tended wall gardens and polished Parquet flooring. There is a refitted sleek modern kitchen with 'Quartz' worktops and high end appliances and a fabulous refitted bathroom. A real benefit in today's world - a home office with a garden view! The property also benefits from a downstairs cloakroom and three good sized bedrooms and is situated in the conservation area of Old Hatfield where residents benefit from free access to the Park of Historic Hatfield House park, the property is located within walking distance of Hatfield Station making the commute to London a breeze. This is one NOT to miss! Check out the 'VIRTUAL VIEWING' available and call 01707 271450 to book your internal viewing!

Ground Floor

Entrance:

Storm porch leading to 'Composite' entrance door with glazed panes. External lighting.

Entrance Hall:

Storage cupboard. Parquet flooring. Stairs rising to first floor. 'Designer' radiator. Coved ceiling. Doors to;

Lounge/Dining:

20' 6" x 18' 0" (6.25m x 5.49m) Double glazed window to rear aspect. Double glazed 'French' doors to garden. Parquet flooring. Open feature fireplace with wood mantle, decorative tiled surround and slate hearth. 'Designer' radiator. Large under stairs storage.

Cloakroom:

Obscure double glazed window to front aspect. Low level W.C. push button flush. Wall mounted wash hand basin inset into vanity unit with cupboard under and mixer tap. 'Designer' radiator. 'Metro' tiled walls. Feature tiled flooring.

Kitchen

11' 2" x 9' 3" (3.40m x 2.82m) Double glazed window to front and side aspects. A sleek and contemporary range of matching 'soft close' handleless wall and base units with complimentary 'Quartz' work-surfaces including drainer grooves. One and half bowl inset stainless steel sink with mixer tap. Brick tiled splash backs. Boiler housed in matching cupboard. Space for 'Rangemaster' style cooker. Black 'Rangemaster' extractor hood over with stainless steel splash back. Integrated 'Smeg' microwave oven. Integrated 'Bosch' dishwasher. Integral upright side by side 'Neff' fridge and freezer. Integrated washing/dryer and separate heat pump dryer. Large cold store pantry. Coved ceiling. Feature tiled flooring. Spot lighting. Open to :

Inner Lobby

The lobby gives direct access through the property from front to back garden making gardening easy and no need for 'shoes off' when guests visit for that socially distanced BBQ outdoors! Two storage cupboards. Door to front. Door leading to rear garden. Tiled flooring. Light Oak part glazed paneled door leading to :

Home Office / Garden Room:

11' 7" x 6' 0" (3.53m x 1.83m) Perfect for home working or just to relax overlooking the garden! Sliding double glazed patio doors giving access to the rear garden. Sky light. Tiled floor with underfloor heating. Wall light points.



First Floor

Landing:

Newly carpeted throughout the stairs, landing. Airing cupboard housing hot water cylinder. Access to 'newly' boarded loft. Doors to;

Bedroom One :

16' 3" x 10' 2" (4.95m x 3.10m) Dual aspect double glazed windows to rear and side aspect. Double glazed 'French' doors to balcony. Two built in wardrobes. Coved ceiling. 'Designer' radiator. New carpet

Bedroom Two:

11' 5" x 9' 5" (3.48m x 2.87m) Double glazed window to side aspect. Built in wardrobe. 'Floating' dressing table. Coved ceiling. Designer radiator. 'Tom Dixon' light fitting. New carpet.

Bedroom Three:

9' 5" x 7' 9" (2.87m x 2.36m) Double glazed window to side aspect. Built in wardrobe. 'Designer' radiator. New carpet.

Family Bathroom:

Double glazed obscure window to front aspect. 'Crosswater' suite comprising of reinforced acrylic 'L-shaped' bath with concealed bath taps and push button plug. Concealed shower with rain head and separate shower attachment. Glazed shower screen. Low level WC with push button flush. Wash hand basin inset into vanity unit with mixer tap. Mirrored storage cabinet with integrated shaver point with light surround. Fully tiled walls and tiled flooring with underfloor heating. 'Funky designer' radiator. Vent Axia 'quiet run' extractor.

Exterior

Frontage:

pathway leading to entrance door. Personal door to inner lobby. Overlooking a attractive communal green with apple trees.

Rear Garden:

Immaculately kept pretty walled garden with decking to the immediate rear of the property leading from the main reception room around to the home office / garden room. Mainly laid to lawn with raised boxed beds with a range of shrubs and bushes. Featuring a 'love seat' positioned ideally in the sun. Door leading to the inner lobby.

Area:

Old Hatfield has a strong community feel and offers excellent transport links with Hatfield station is a short walk away with its fast and frequent service into London's Kings Cross (St Pancras for Eurostar) and Moorgate, taking approximately 20 minutes and 40 minutes respectively. Access to the A1(M) linking with the M25 to the south is a short distance away. Historic Hatfield House has a wonderful park that residents can enjoy together with a 'Real' tennis court. Shopping and leisure facilities are available in Hatfield, Welwyn Garden City and St Albans.

Agents Notes

Council Tax Band: E £2313.27

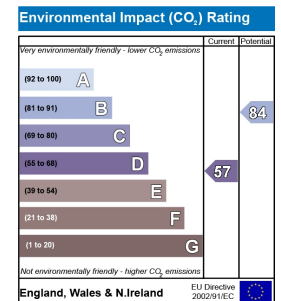
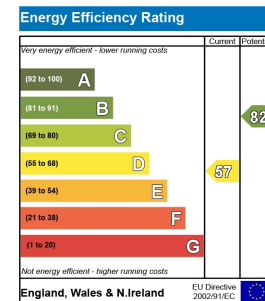
Please note that whilst this property is FREEHOLD that there is a charge of approx., £405 PA for the maintenance of the communal grounds.

Residents Parking permits in place, obtained from Welwyn Hatfield Council - Cost Approx. £25 PA first vehicle / £40 PA second vehicle.

PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

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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