Ground Lane

Hatfield,
Hertfordshire, AL10 0HH
Offers in excess of £385,000

COUNTRY PROPERTIES
PART OF HUNTERS

Start to plan your ideas on how to update the character Victorian cottage in to your dream home! The cottage briefly comprises of, lounge, dining room, study, downstairs cloak room, kitchen, 2 double bedrooms, upstairs family bathroom, ample off street parking, large front and rear gardens. Offered CHAIN FREE within walking distance of Hatfield station and local amenities!

- Semi Detached
- Gas central heating
- Large front & rear gardens
- Down stairs cloak room
- 2 Reception rooms
- 2 Double Bedrooms
- Off road parking space for 2-3 cars.
- Walking Distance To Station

GROUND FLOOR

Entrance Hall

Hard wood glazed front door. Radiator, two storage cupboards.

Kitchen

7' 9" x 6' 3" (2.36m x 1.91m) Window to front aspect, fitted with a range of wall and base units, work surface area with one and a half bowl sink unit with mixer tap and tile splash backs, AEG electric hob and oven with extractor hood over, AEG washing machine, wall mounted 'Vaillant' gas central heating boiler, spot lighting.

Study

6' 2" x 4' 6" (1.88m x 1.37m) Window to rear aspect, radiator

Cloakroom

Obscured window to rear aspect, low flush wc, wall mounted wash hand basin, radiator

Dining Room

12' 5" x 8' 9" (3.78m x 2.67m) Window to rear aspect. radiator

Lounge

13' 9" x 10' 9" (4.19m x 3.28m) 13' 9" x 10' 9" (4.19m x 3.28m) Window to front aspect, Feature open fire place, radiator, stairs to first floor

FIRST FLOOR

Landing

Window to side aspect.

Bedroom One

16' 8" x 10' 0" (5.08m x 3.05m) Window to front aspect, radiator, feature fire place.

Bedroom Two

10' 0" x 8' 0" (3.05m x 2.44m) Window to rear, radiator, feature fire place.

Bathroom

Window to side aspect, paneled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splash backs, spot lighting, chrome heated towel rail.

Exterior

Front Garden

Mainly laid to lawn with mature hedging and hard standing to park on.

Rear Garden

mainly laid to lawn with mature hedge surround. Brick built outbuilding.

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.

Agents Notes

Council Tax Band : D

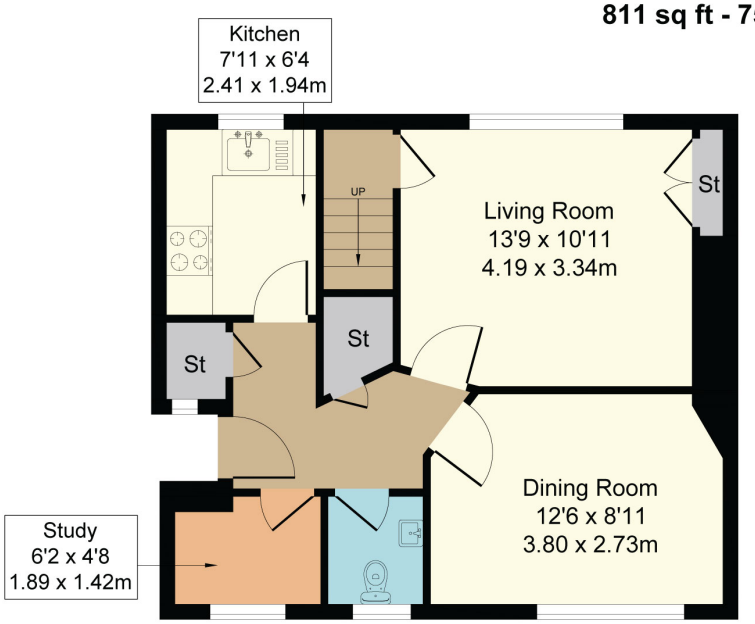
Consent from Gascoyne Cecil Estates would need to be sought in order to undertake any alterations and/or extensions.

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

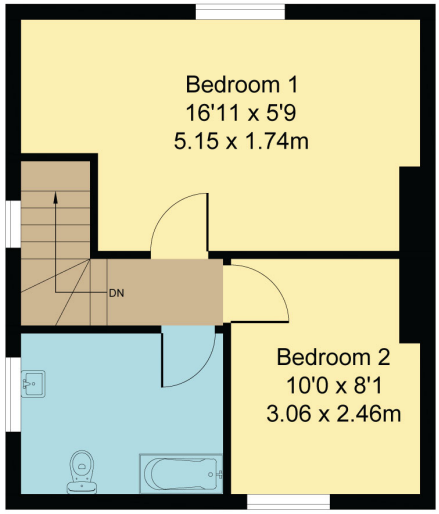
FREE, INDEPENDENT AND WHOLE OF MARKET MORTGAGE ADVICE, FROM OUR TEAM OF LOCAL MORTGAGE ADVISORS AT MORTGAGE ADVICE NETWORK.

Floor Plans

Approximate Gross Internal Area
811 sq ft - 75 sq m



Ground Floor



First Floor

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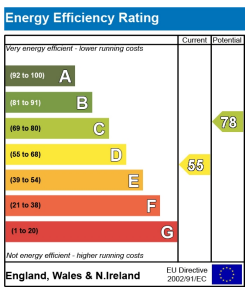
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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