



14 Church Lane  
Old Hatfield Hertfordshire  
AL9 5HX

£120,000

Quick Reference: 752956



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Fantastic location comes with this studio flat which has been thoughtfully divided by a glass block wall to accommodate separate sleeping and living areas.

- STUDIO APARTMENT
- WALKING DISTANCE TO STATION

- SEPERATE KITCHEN AND BATHROOM
- OLD HATFIELD

## Description

Country Properties are pleased to offer for sale this first floor studio flat situated in the highly regarded area of Old Hatfield. The property briefly comprises of; fully tiled shower room, living/bedroom area split by a glass partition wall and separate kitchen.

## First Floor

**Entrance Hall:** UVPC front door. Cupboard with gas meter and space and plumbing for washing machine. Telephone Intercom system. Wood effect flooring. Doors to;

**Shower Room:** Large fully tiled shower cubicle with rain head shower attachment. Low level W.C. Pedestal wash hand basin. Chrome ladder heated towel rail. Shaver point. Fully tiled walls.

**Bedroom Area:** 8' x 6' 9" (2.44m x 2.06m) Double glazed window to front aspect. Double built in wardrobes. Radiator. Glass block partition wall. Door to;

**Living Area:** 11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to rear aspect. Radiator. Door to;

**Kitchen** 8' 2" x 5' 1" (2.49m x 1.55m) Double glazed window to rear aspect. A range of matching wall and base units. Stainless steel sink and drainer unit with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Space for upright fridge/freezer. Wall mounted boiler. Fully tiled walls.

## Exterior

**Communal Area:** Residents parking.

**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.

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

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



Country Properties (Hatfield) Ltd 7 The Broadway Old Hatfield AL9 5BG  
01707 271450  
hatfield@country-properties.co.uk



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