

26 Hillfield, Hatfield, Hertfordshire AL10 0TU

Offers in Excess of £220,000 - Leasehold

Property Summary

A wonderfully spacious Two Double Bedroom, Split Level Maisonette with ground floor W/c, boasting fantastic living space throughout located in the popular area of Birchwood, Hatfield. The property is conveniently situated close to local amenities and is within walking distance to Hatfield train station. This is a perfect opportunity for a first-time buyer or downsizer.

The property comprises of its own private entrance, spacious hallway leading to all ground floor accommodation and stairs to the first floor. The fitted kitchen consists of matching base and wall units providing ample storage and work surface space, there is space and plumbing for an electric oven, fridge freezer and washing machine. In addition, there is a ground floor W/c and large living room to the rear.

The first floor benefits from two large double bedrooms both benefitting from built in wardrobes and three-piece suite bathroom with side panelled bath, pedestal hand wash basin and W/C.

Externally, there is a large store cupboard for the property and block paved communal space.

Features

- SPLIT-LEVEL MAISONETTE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR W/CPOPULAR BIRCHWOOD LOCATION
- WALKING DISTANCE TO HATFIELD TRAIN STATION
- CLOSE TO LOCAL AMENITIES
- LOW GROUND RENT £10 per annum
- GREAT FIRST TIME BUY OR INVESTMENT



Room Descriptions

FIRST FLOOR

HALLWAY

 $1.07m \times 3.42m$ (3' 6" x 11' 3") A welcoming entrance providing access to all ground floor accommodation and stairs to the first floor. Laminate flooring, gas radiator and store cupboard.

LIVING ROOM

 $3.67m \times 4.63m (12' 0" \times 15' 2")$ A welcoming space that can be configured in multiple layouts. Laminate flooring, gas radiator and double glazed window to the rear aspect looking out over trees and grassed area.

KITCHEN

 $2.50m \times 3.37m$ (8' 2" x 11' 1") Matching base and wall units providing ample work surface space, there is space and fittings for a washing machine, fridge freezer and electric oven.

W/C

0.86m x 1.38m (2' 10" x 4' 6") Low level W/C with gas radiator and frosted double glazed window.

SECOND FLOOR

LANDING

 $1.87m \times 2.65m$ (6' 2" x 8' 8") Carpet flooring with storage cupboard, provides access to;

BEDROOM ONE

2.99m x 4.09m (9' 10" x 13' 5") A large double bedroom with two built in wardrobes, carpet flooring, gas radiator and two double glazed windows to the rear aspect.

BEDROOM TWO

 $2.66m \times 3.37m$ (8' 9" x 11' 1") A well proportioned double bedroom with built in wardrobe, carpet flooring, gas radiator and double glazed window to the front aspect.

BATHROOM

 $1.90 \, \mathrm{m} \times 2.40 \, \mathrm{m}$ (6' 3" x 7' 10") A partially tiled bathroom comprising of a side panelled bath, pedestal hand wash basin and W/C. Vinyl tiled floor, gas radiator and frosted double glazed window.

EXTERNAL

EXTERNAL STORE CUPBOARD

COMMUNAL AREA

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Lease Details - 83yrs remaining Service Charge - £624.00 per annum Ground Rent - £10.00 per annum

(all information has been provided to us and should be verified by your legal representative).







