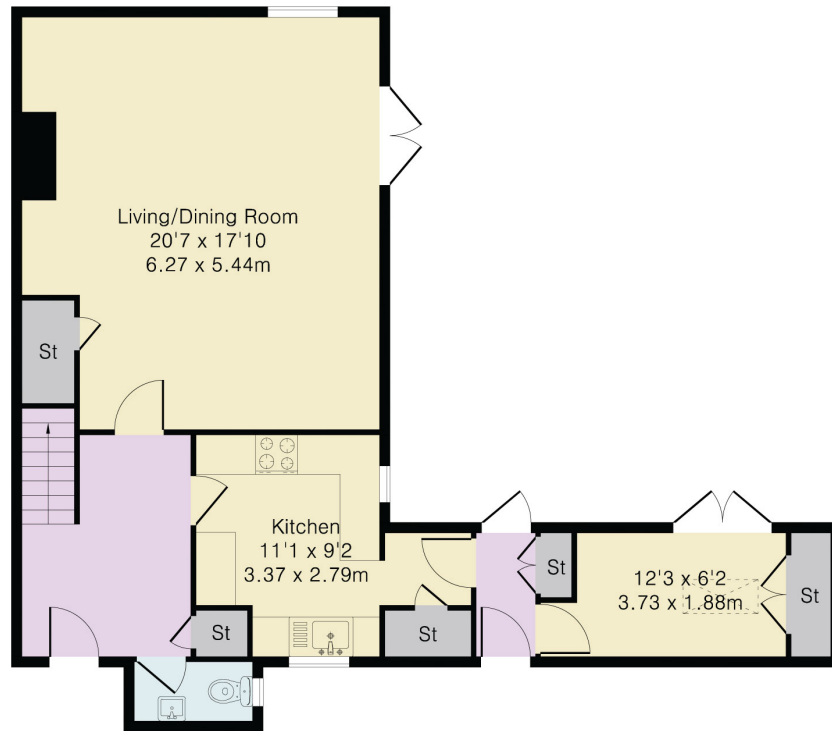
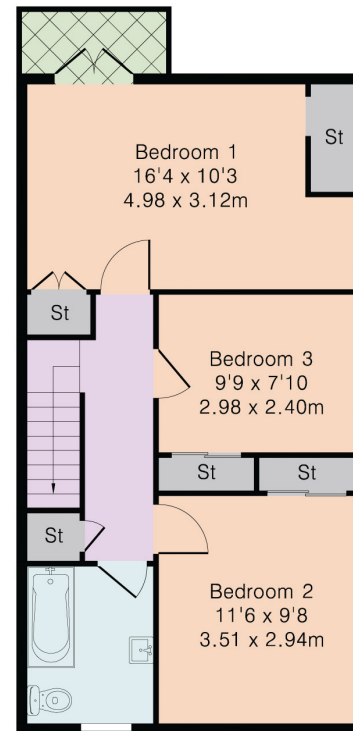


# Floor Plans

Approximate Gross Internal Area 1248 sq ft – 116 sq m  
 Ground Floor Area 727 sq ft – 68 sq m  
 First Floor Area 521 sq ft – 48 sq m



Ground Floor



First Floor



## 4, Park Close

Hatfield,  
 Hertfordshire, AL9 5AY  
 £550,000

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

Country Properties | 7, The Broadway | AL9 5BG  
 T: 01707 271450 | E: hatfield@country-properties.co.uk  
 www.country-properties.co.uk





Situated on the heart of Old Hatfield one of the areas most sought after locations. A three bedroom home in a close so little passing traffic. All bedrooms with built in storage. With the benefit of a garage too.

- Just a 4 minute walk to Hatfield train station
- Lounge/diner with feature fire place
- Smart, modern refitted kitchen
- Garage in a block nearby
- With the benefit of an office
- Pretty courtyard garden
- OLD HATFIELD
- Bedroom 1 with Juliette balcony

### Ground Floor

#### Entrance Hall

Entrance door, built in cupboard. Stairs rising to first floor. Radiator. Telephone point. Doors to :-

#### Cloakroom

Window to side aspect. Low level WC. Wash hand basin. Radiator.

#### Lounge/Dining Room

20' x 17' 8" (6.10m x 5.38m) French doors and side light windows leading to garden. Feature fireplace housing gas fire. Parquet flooring. Radiators. Under stairs storage cupboard. Double glazed window.

#### Kitchen

13' 5" max x 11' 7" (4.09m x 3.53m) Modern Wren, white wall and base units with soft close drawers. One and half bowl ceramic sink with mixer tap. Plumbing and space for washing machine and dishwasher. Space for under counter fridge and freezer. Space for range cooker (gas connection possible). Radiator. Larder cupboard. Windows to front and side aspects. Ceramic tiled floor.

#### Inner lobby

Built in cupboard, doors to rear and front access and office.

#### Office

3.73m x 1.88m (12' 3" x 6' 2") French doors to courtyard, built in double wardrobe, skylight, radiator.

### First Floor

#### Landing

Access to insulated loft, part boarded with ladder and light. Airing cupboard. Doors to :-

#### Bedroom One

16' 8" x 10' 1" (5.08m x 3.07m) Windows to side aspect. French doors leading to balcony. Built in wardrobe. Fitted cupboard. Radiators. TV aerial point.

#### Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m) Windows to side aspect. Built in wardrobe housing immersion heater switch. Radiator. TV aerial point.

#### Bedroom Three

9' 5" x 7' 9" (2.87m x 2.36m) Windows to side aspect. Built in wardrobe. radiator. TV aerial point.

#### Bathroom

Obscure window to front aspect. Low level WC. Wash hand basin with vanity unit. Tiled splash backs. "P" shaped bath with shower over. Heated towel rail. Radiator. Extractor fan.

### Exterior

#### Rear Garden

Low maintenance walled garden; paved with raised beds, specimen Cherry Tree. Door to outer hall.

#### Garage

En bloc with up and over door.

#### Area

The property is situated in sought-after Old Hatfield, the village and conservation area neighboring The Marquess of Salisbury's historically significant Hatfield House and the 13th century St Etheldreda's Church. Entrances to The House and Great Park\* are in close proximity, as are local pubs, shops and the Hatfield train and bus station. Welwyn Garden City, St Albans, and Hertford are easily accessible as are the A1(M) and M25. Luton airport is just 22 miles away.

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

AGENTS NOTE: There is an annual service charge for the maintenance of the communal gardens of £38.70/month approx. Residents parking permit available at £30.00

