



OLIVER

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Estate Agency with a personal touch!

Old Rectory Drive, Hatfield, Herts, AL10



Set within a truly BEAUTIFUL gated development, is this THREE bedroom, TWO bathroom home. Offering a TRANQUIL SETTING yet within just a TEN MINUTE WALK OF HATFIELD STATION offering FAST ACCESS TO CENTRAL LONDON, this property MUST BE VIEWED!

- Rural Outlook
- Three Bedrooms
- Two Bathrooms
- Large Lounge/Diner
- Gated Development
- Close to Station
- Two Parking Spaces
- Must Be Viewed!

£450,000 **Freehold**

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Kitchen 9'8" x 8'11" (2.95m x 2.72m)

Lounge/Diner 16'2" x 16'0" (4.93m x 4.88m)

Stairs to First Floor

Landing

Bedroom One 12'5" x 11'7" (3.78m x 3.53m)

En-Suite

Bedroom Two 9'1" x 8'1" (2.77m x 2.46m)

Bedroom Three 9'9" x 7'5" (2.97m x 2.26m)

Bathroom

Exterior

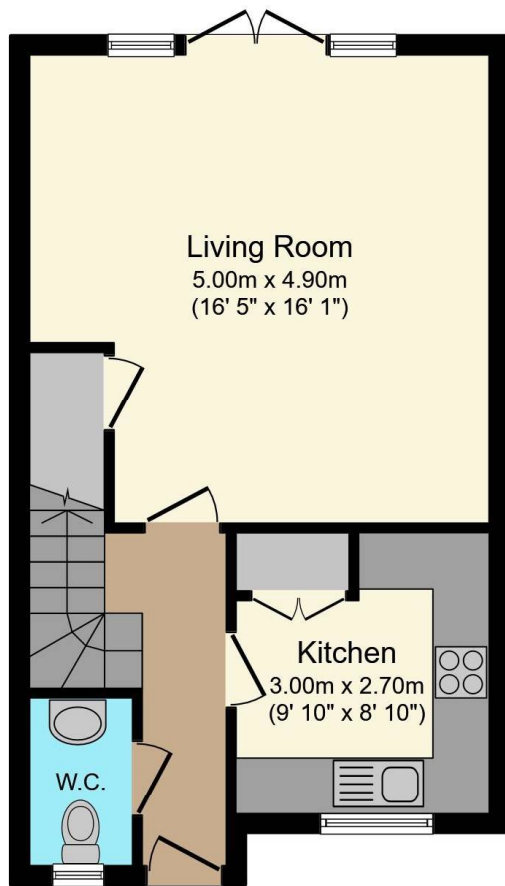
Private Rear Garden

Parking

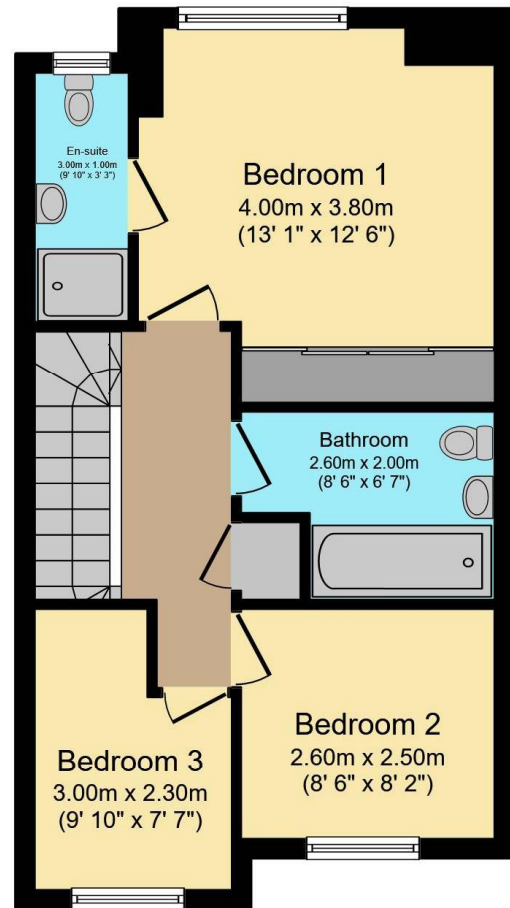
off street parking for 2 cars

Communal Gardens





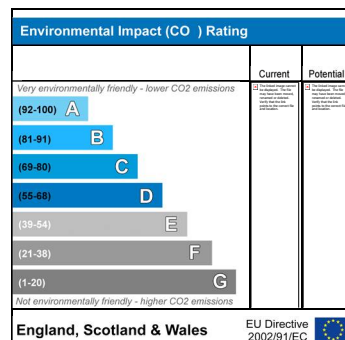
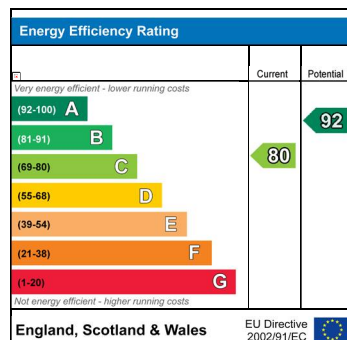
Ground Floor



First Floor

Total floor area 84.0 sq. m. (904 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.