



Campion Road, Hatfield Garden Village, AL10 9FL

£310,000

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# Campion Road, Hatfield Garden Village

Guide Price £310,000-£320,000

Situated close to local shops, schools and "Hatfield Business Park" in a private courtyard within the ever popular "Garden Village" is this spacious freehold two double bedroom, two bath coach house with garage and private garden.

The property is very well presented, offered chain free and briefly comprises of entrance hall, 17 x 16 dual aspect lounge/dining room, fitted kitchen with integrated appliances, master bedroom with fitted wardrobes and an en suite shower room/wc, further double bedroom, spacious bathroom/wc. The property is double glazed throughout and has gas radiator central heating.

Outside there is a private low maintenance courtyard style garden to the side, there is also a garage beneath with a door leading to the garden and a private parking space opposite. Freehold. Chain free sale.







#### **Entrance Hall**

Part glazed entrance door to front, radiator, stairs to first floor.

#### **Dual Aspect Lounge/diner**

Dual aspect room with double glazed windows to front and side, radiator, television and telephone points, door to inner hall and opening to:

#### **Fitted kitchen**

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half bowl sink/drain unit with mixer tap, space for washing machine, space for fridge/freezer, inset four ring stainless steel gas hob with chimney style extractor hood over and oven under, cupboard housing gas fired boiler.

#### **Inner Hall**

Airing cupboard, doors to;

#### **Master Bedroom**

Double glazed window to front, radiator, range of fitted wardrobes, television and telephone points, door to:

#### **En-Suite**

Fully tiled shower cubicle with glazed door, pedestal wash hand basin with mixer tap and complimentary tiled splash back, dual flush wc, tiled floor, shaver point, heated towel rail, extractor fan, double glazed window to rear.

#### **Bedroom Two**

Double glazed window to front, radiator.

#### **Bathroom/wv**

Fully tiled room with suite comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin,, wc, shaver point, extractor fan, radiator, double glazed window to rear.

#### **Private Parking**

Allocated to front

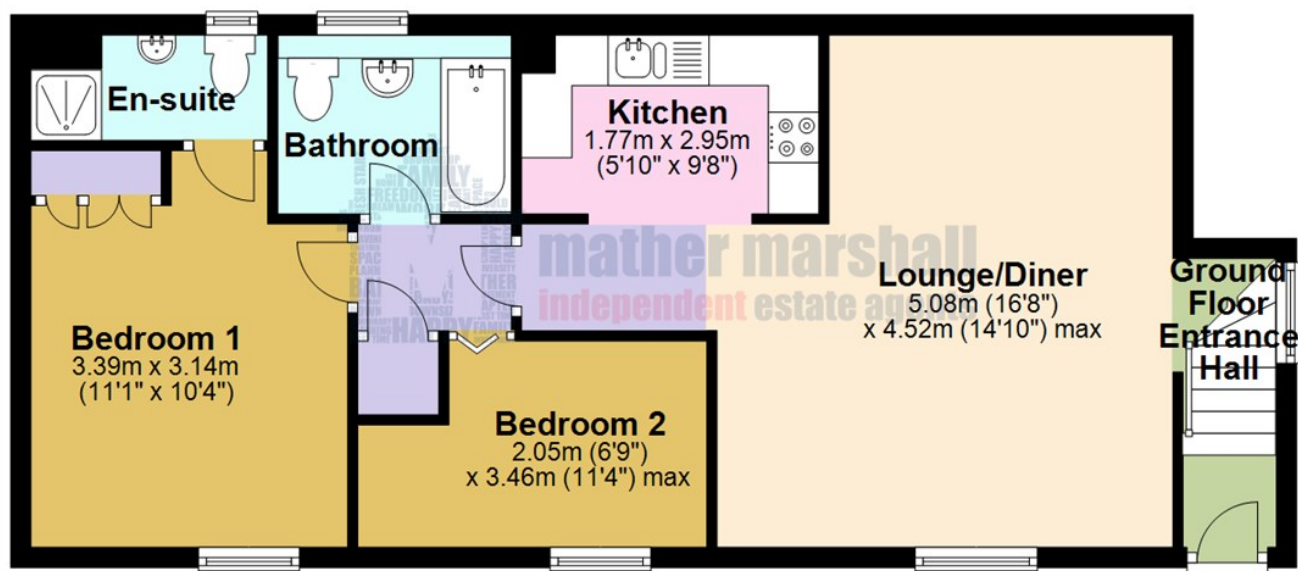
#### **Garage**

Up and over door, power and light, door leading to garden.

#### **Private Garden**

A courtyard style garden which is situated to the side of the property, paved patio area, flower, shrubs and fruit bushes, lighting, water tap, fencing and brick wall to boundaries, gate to front.

## First Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

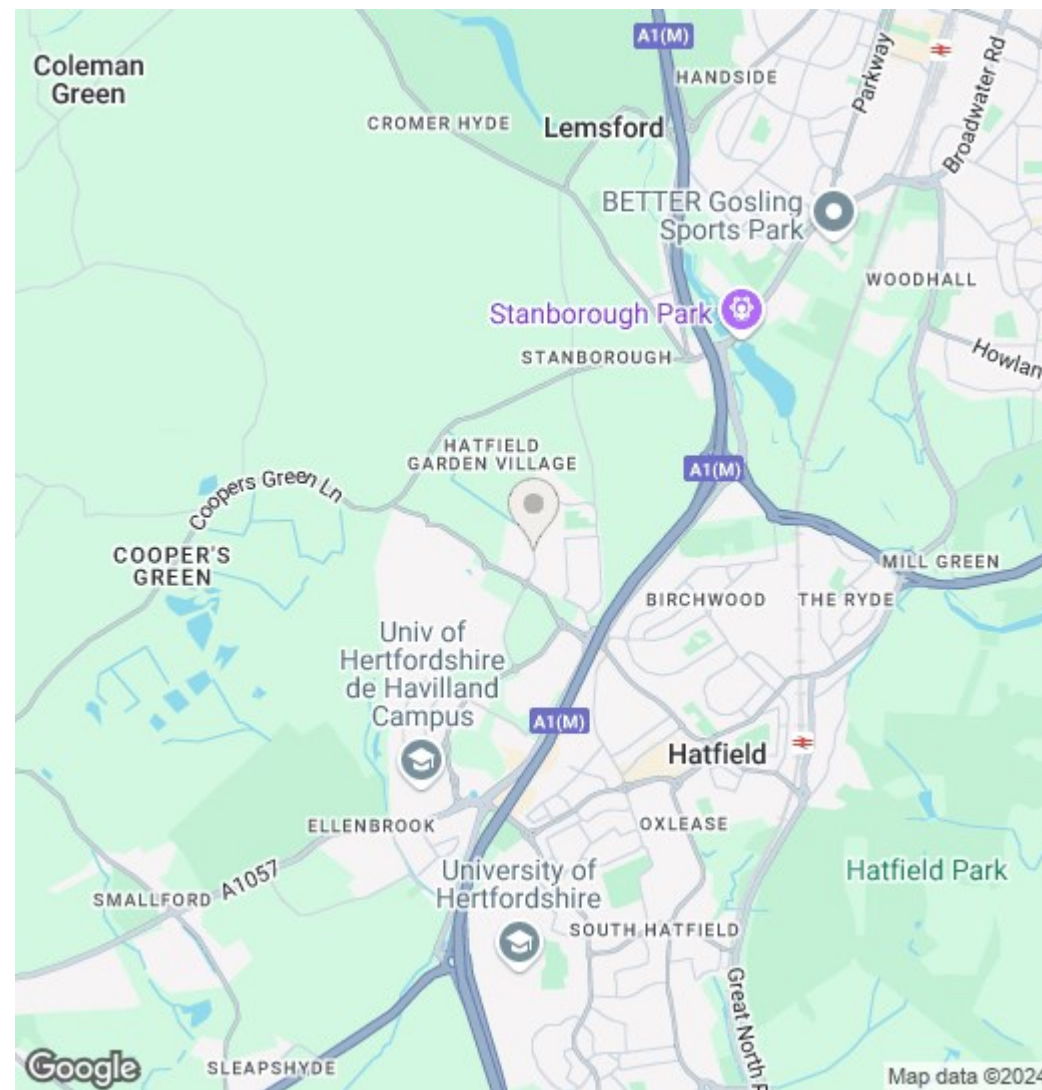
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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