



123 Hazel Grove, Hatfield, AL10 9DY

£350,000

Sell with us from £995 + VAT



Carnegie

Web: [www.carnegieuk.com](http://www.carnegieuk.com)

Tel: 01707 330373/4

Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA



## 123 Hazel Grove, Hatfield, AL10 9DY

**\*\*VACANT\*\*** Nestled in the charming area of Hazel Grove, Hatfield, this end terrace house presents a wonderful opportunity for those looking to create their dream home. Boasting two reception rooms, three bedrooms, and a spacious conservatory, this property offers ample space for comfortable living. Although in need of updating, this property provides a blank canvas for you to unleash your creativity and design a home tailored to your taste. The inclusion of a driveway ensures convenient parking, while the large conservatory adds a touch of elegance and provides a perfect spot to relax and unwind. With the added convenience of gas central heating, you can stay warm and cosy during the colder months. Don't miss out on the chance to transform this property into a beautiful and welcoming home. Embrace the potential and make this house your own in the heart of Hazel Grove.

**Porch 9'6" x 3'11" (2.90m x 1.20m)**

**Hallway 7'1" x 5'5" (2.16m x 1.66m)**

**Living room 10'2" x 19'3" (3.12m x 5.87m)**

**Kitchen 9'10" x 7'7" (3.02m x 2.33m)**

**Utility room 6'7" x 10'5" (2.02m x 3.20m)**

**Conservatory 18'6" x 9'6" (5.65m x 2.90m)**

**Landing 5'0" x 8'10" (1.53m x 2.70m)**

**Bedroom 1 10'5" x 11'10" (3.20m x 3.63m)**

**Bedroom 2 7'2" x 10'7" (2.19m x 3.23m)**

**Bedroom 3 7'4" x 8'2" (2.26m x 2.49m)**

**Bathroom 4'4" x 6'2" (1.34m x 1.89m)**

**Cloakroom**

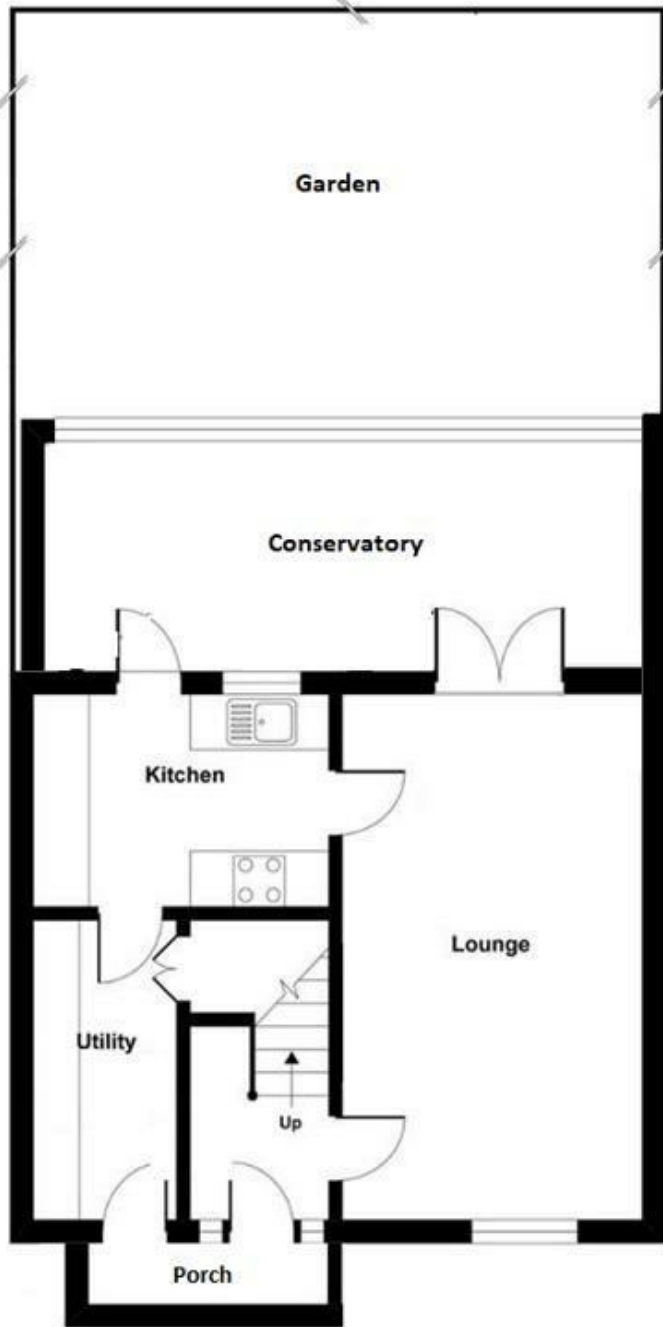
**Garden**



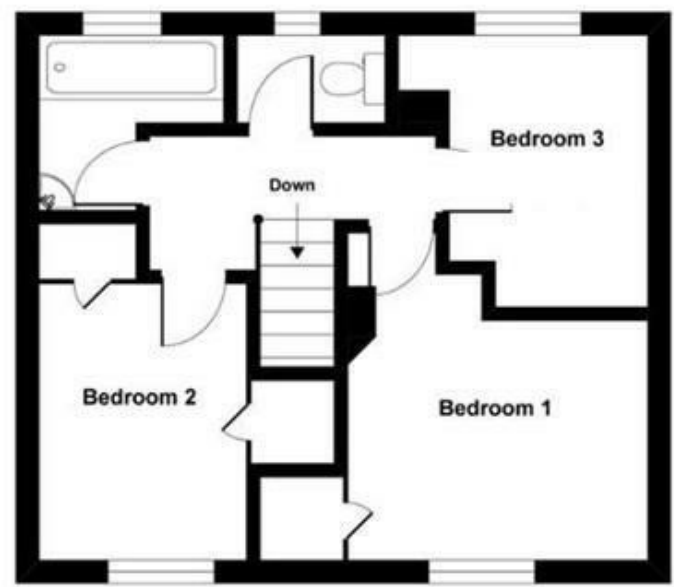
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968  
VAT No. 745 8368 91

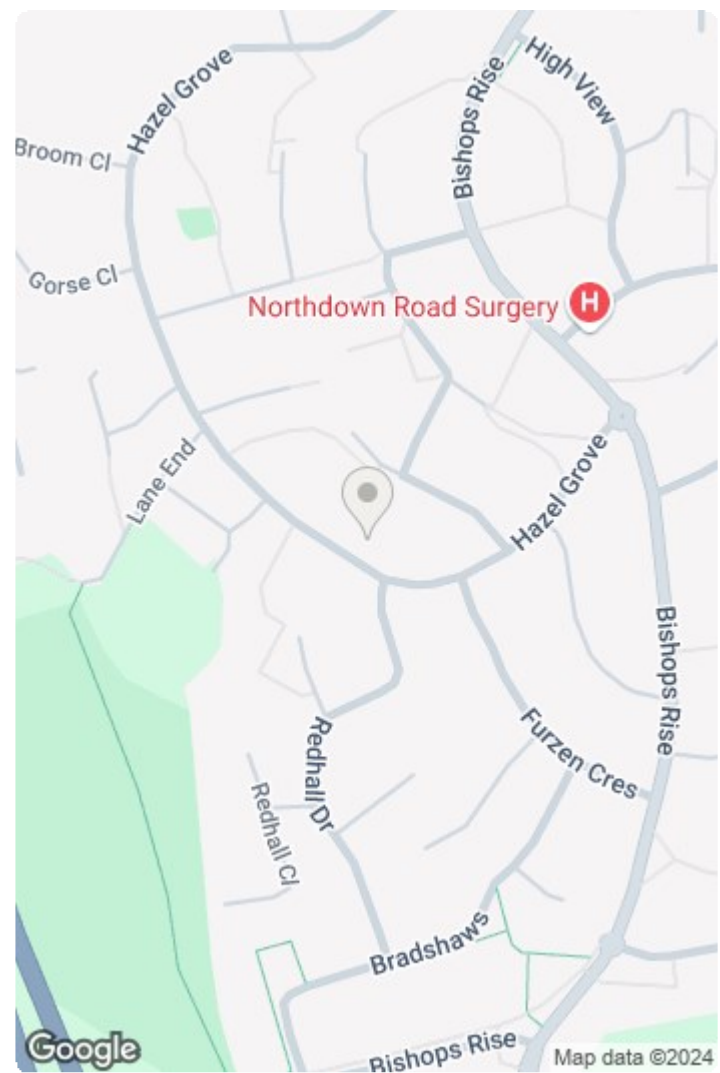




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968  
 VAT No. 745 8368 91







Carnegie Estate Agents



Carnegie Estate Agents



Carnegie Estate Agents