



15 Old Hertford Road, Hatfield, Hertfordshire, AL9 5EZ

£450,000

Sell with us from £995 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

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

15 Old Hertford Road, Hatfield, Hertfordshire, AL9 5EZ

Welcome to this charming end terrace house located on Old Hertford Road in Old Hatfield. This delightful property boasts two reception rooms, three cosy bedrooms and a study/4th bedroom, and a modern bathroom, providing ample space for comfortable living. Spanning across 1,343 sq ft, the house offers a generous living area perfect for families or those who enjoy entertaining guests. One of the standout features of this home is its proximity to the stunning Hatfield House estate which it backs on to. Convenience is key with driveway parking available and a garage. Additionally, the property includes a courtyard garden. Located a few minutes walk from Hatfield station, commuting is a breeze with regular trains taking 22 minutes into London Kings Cross.

Entrance hall 19'7" x 7'3" (5.97m x 2.23m)

Study 8'9" x 8'7" (2.69m x 2.62m)

Utility room 8'2" x 4'6" (2.50m x 1.38m)

Cloakroom

Garage 18'8" x 8'9" (5.70m x 2.69m)

Living room 18'1" x 16'1" (5.52m x 4.92m)

Kitchen 9'2" x 7'1" (2.80m x 2.16m)

Dining room 9'2" x 9'0" (2.80m x 2.76m)

Bedroom 1 13'5" x 9'10" (4.10m x 3.02m)

Bedroom 2 10'5" x 9'10" (3.18m x 3.02m)

Bedroom 3 10'5" x 6'2" (3.18m x 1.90m)

Shower room 7'6" x 6'2" (2.30m x 1.89m)

Rear courtyard garden

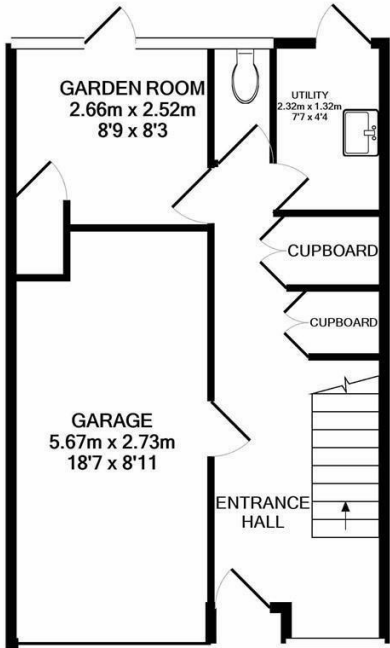
Maintenance charge
£295 every 6 months.



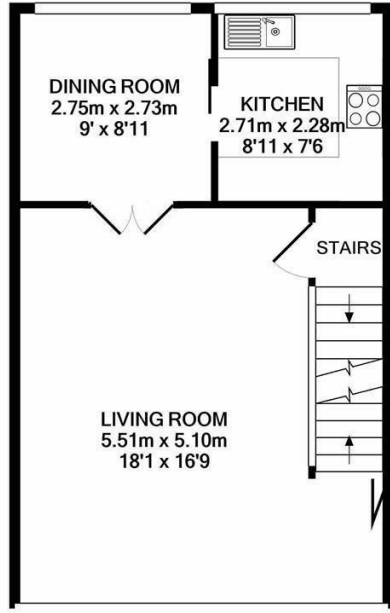
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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

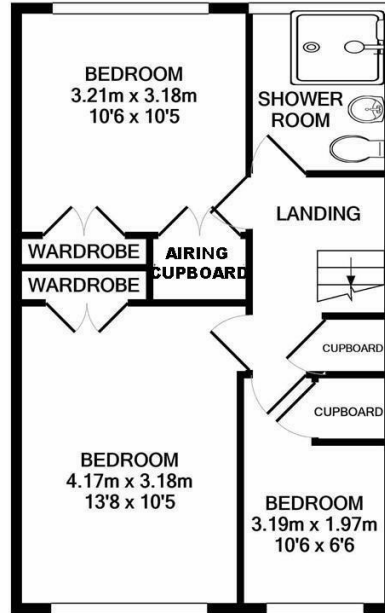




GROUND FLOOR
APPROX. FLOOR
AREA 41.3 SQ.M.
(444 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)

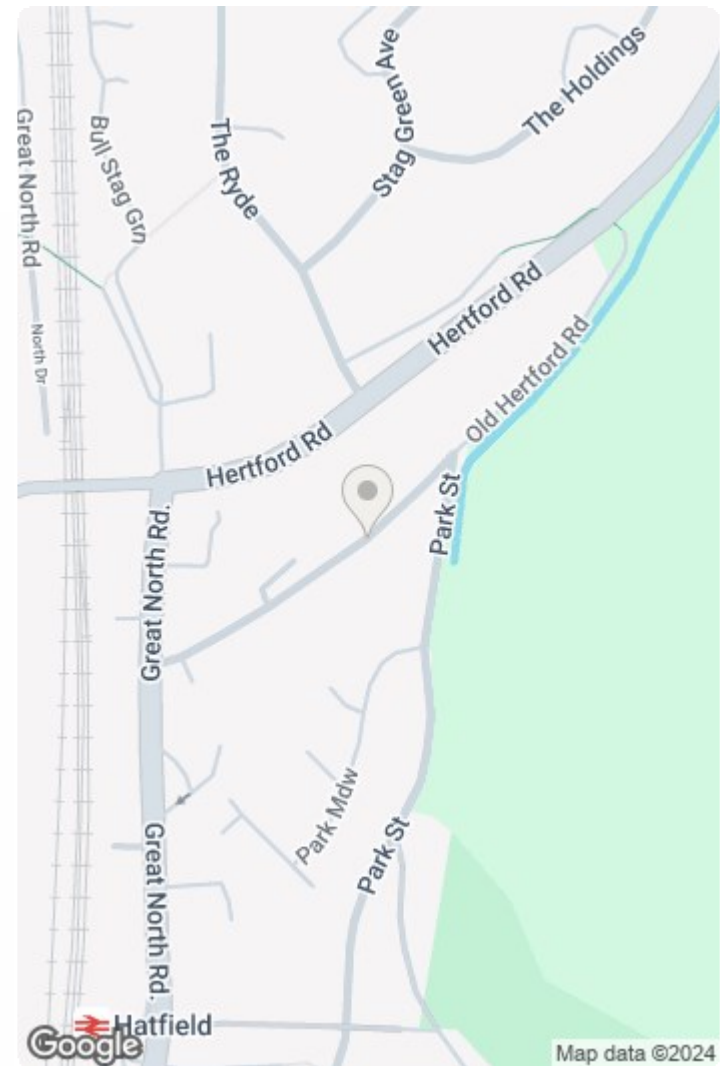


2ND FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)

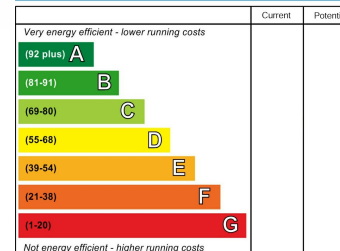
TOTAL APPROX. FLOOR AREA 124.8 SQ.M. (1343 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

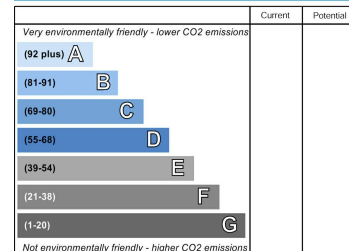


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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



Carnegie Estate Agents



Carnegie Estate Agents



Carnegie Estate Agents



Carnegie Estate Agents