



Park Street, Hatfield,
Hertfordshire, AL9

 2 Bedrooms

 1 Bathroom

 2 Reception Rooms

 On Street Parking

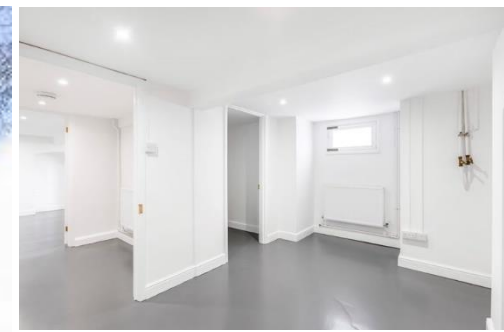
 Small Terrace

 EPC Band E

Council Tax
Band: - £2,011.91 (2024-2025)

Guide Price
£350,000 Share of
Freehold

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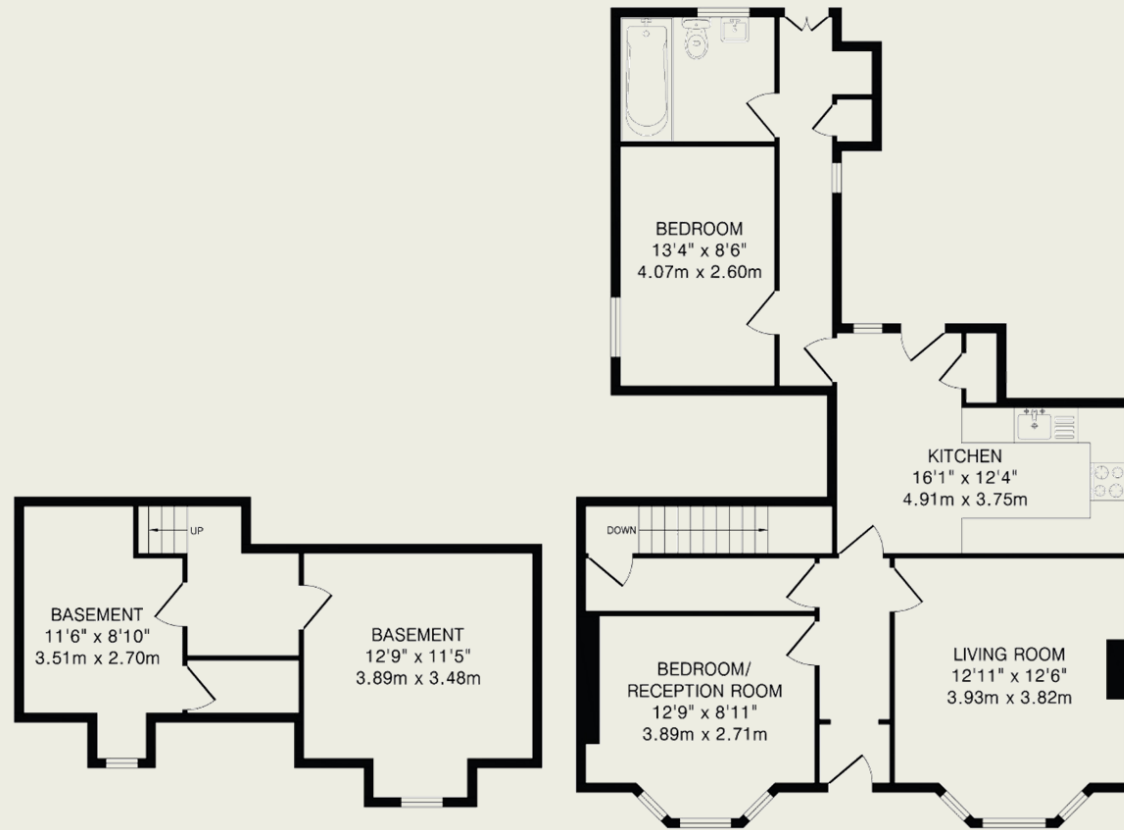
A spacious, characterful maisonette with two bedrooms, located in the heart of picturesque Old Hatfield, within close walking distance of Hatfield mainline train station. The property will be sold with covenants limiting alterations and extensions without the prior consent of Gascoyne Estates.

Description

This attractive double-fronted traditional property exudes warmth and comfort throughout. Four original curved steps leading up to the front door contribute to its grand frontage. A hallway firstly presents doors to a large bedroom on the left and a delightful living room on the right with a beautiful tiled open fireplace. Both bright rooms boast terrifically high ceilings. The kitchen/diner at the end of the hallway has been newly fitted and has a stable door leading out onto a small terrace. Beyond the kitchen/diner, a second bedroom and large family bathroom are located along with a large storage cupboard and doors to a Juliette balcony. Stairs lead down to the property's airy basement, which is divided into two generous rooms, both with windows allowing natural light in. These versatile rooms would make perfect offices, work-out rooms, or a place from which to run a home business.

Location

Park Street is located in the historic Old Hatfield, which dates back in part to the 1500s and exudes charm and character. Old Hatfield offers restaurants and traditional public houses along with several independent retailers catering for everyday needs. The location is currently undergoing an exciting period of regeneration with the improvement and future proposed comprehensive revitalisation of the central Salisbury Square and surrounding areas of Old Hatfield.



Basement

335 sq.ft.(31.1 sq.m)approx.

Ground Floor

872 sq.ft.(80.9 sq.m)approx.

TOTAL FLOOR AREA: 1207 sq.ft.(112.0 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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