

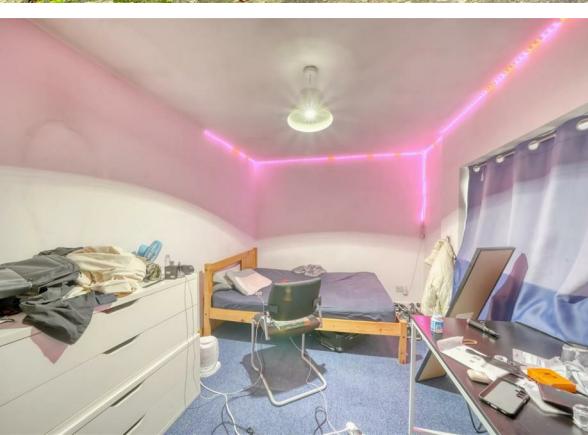
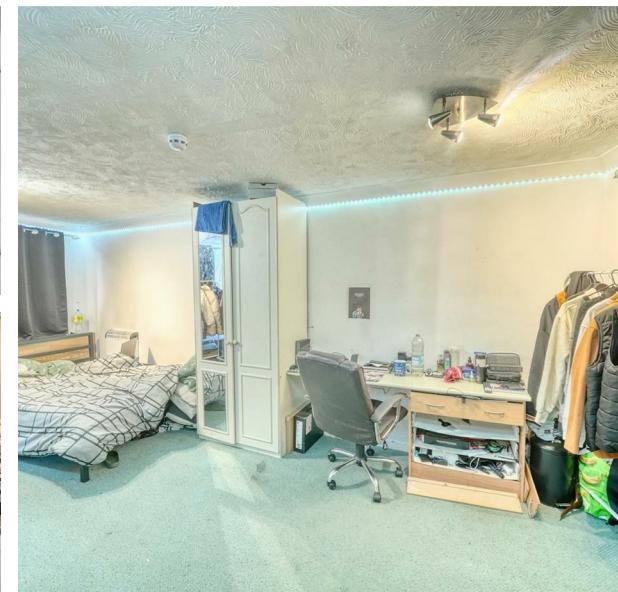
28 Eagle Way, Hatfield, AL10 8RE

Asking price £385,000

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PINDROP PROPERTY



# 28 Eagle Way, Hatfield, AL10 8RE

## Asking price £385,000

### Council Tax Band: D

Situated on the popular Eagle Way, AL10, this four-bedroom end-of-terrace townhouse offers generous and versatile accommodation, made significantly larger than many similar properties in the area thanks to a side extension. With approximately 105 sq m of internal floor space, this is a substantial home that provides flexible living arrangements, well suited to a range of buyers.

The property is currently rented and achieving £1,950 per calendar month (as advised by the sellers), making it a strong investment opportunity for buy-to-let purchasers. Equally, the amount of living space on offer means it could also serve as an ideal family home for those looking to put their own stamp on a property. While the house would benefit from modernisation and improvement, it presents excellent scope to add value and tailor the space to individual needs.

Eagle Way is well positioned for everyday convenience, with The Galleria Shopping Centre close by, offering a wide selection of shops, restaurants, cafés, leisure facilities and a cinema. There are also a number of local shops and supermarkets nearby, along with well-regarded schools catering for a range of age groups, making the area particularly appealing to families. The property is also conveniently located within close walking distance of the University of Hertfordshire, making it particularly appealing to students, staff, and investors alike.

For commuters, the location provides good access to Hatfield town centre and mainline station, as well as easy connections to the A1(M), making travel to London and surrounding areas straightforward. Overall, this is a spacious and adaptable property in a well-connected location, offering both immediate rental income and long-term potential.









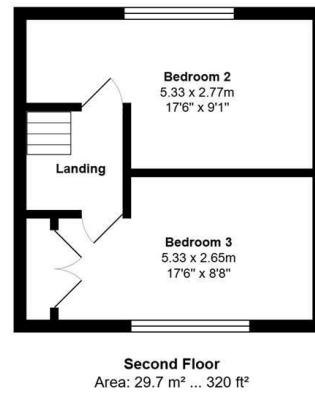
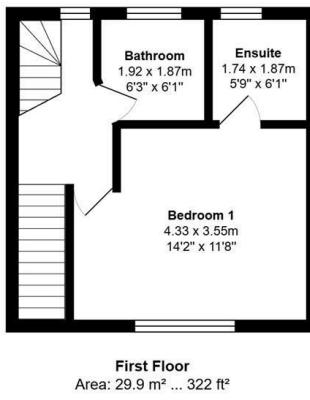
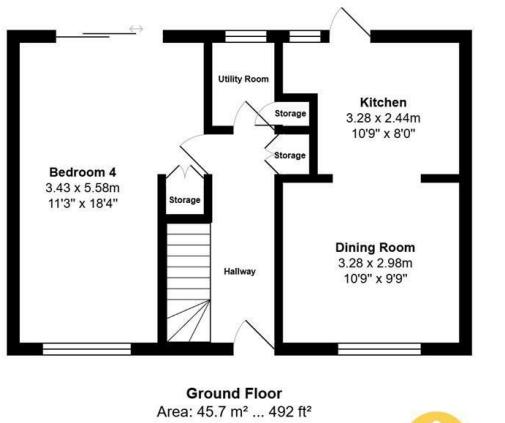


**PINDROP PROPERTY**

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Total Area: 105.3 m<sup>2</sup> ... 1133 ft<sup>2</sup>

All measurements are approximate and for display purposes only



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	