



**Connells**

Skimpans Close  
North Mymms Hatfield



## Property Description

\*\*\* CHAIN FREE\*\*\* 2 bedroom semi detached bungalow with two receptions. Garage and parking for at least 2 vehicles. In need of some modernisation. Double glazing and gas central heating.

## Entrance Hall

Doors to rooms

## Kitchen

14' 3" x 8' 4" ( 4.34m x 2.54m )

Range of wall and base units with work surfaces over. Space for tall fridge freezer. Space and plumbing for washing machine and gas cooker. Sink unit with mixer tap and drainer to the side. Tiled flooring. Door to rear garden. Sliding glass doors leading to the Dining Room.

## Dining Room

12' 7" x 13' 5" into recess ( 3.84m x 4.09m into recess )

A bright room with window to the side and sliding patio doors leading out to the rear garden. Radiator.

## Living Room

15' 9" x 11' 1" ( 4.80m x 3.38m )

Window to the front. Gas fire.

## Bedroom One

11' 9" x 10' 2" plus wardrobes ( 3.58m x 3.10m plus wardrobes )

Window to the front. Built in storage cupboards with shelf and hanging space. Radiator.

## Bedroom Two

9' 9" x 8' 5" ( 2.97m x 2.57m )

Window overlooking the rear. Radiator.

## Bathroom

Suite comprising of a low level WC, wash hand basin and a shower cubicle.

## Garage

## Rear Garden

Mainly laid to lawn with flowers, shrubs and fencing to boundaries.

## Front Garden

Mainly laid to lawn with flowers and shrubs to borders. Driveway leading to the detached garage with parking for at least 2 vehicles.









**Floor Plan 1**

**Garage**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01707 322 903**

**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY306341](http://connells.co.uk/Property/WWY306341)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY306341 - 0009