



**Connells**

Horsa Gardens  
Hatfield





## Property Description

A modern and extended five bedroom town house which overlooks a delightful greenway area to the front. This family home offers well planned living accommodation, which comprises of a lounge, ground floor shower room, extended modern kitchen with island, a sun room area leading onto the garden and a walk in utility area. On the first floor there is the master bedroom with en-suite shower room and an additional double bedroom. The top floor has three bedrooms and a family bathroom. Externally the property has a patio style garden. Rear access leading to a Garage-En-Bloc. This well located family home is well situated for easy access to Hatfield University, Business Park and the Galleria shopping centre.

## Entrance Hall

17' 1" x 6' 3" ( 5.21m x 1.91m )

Stairs to the first floor. Laminate flooring. Doors to rooms.

## Shower Room

Suite comprising of a WC, wash hand basin and a shower cubicle. Tiled walls and floor.

## Lounge

12' 7" x 9' 9" ( 3.84m x 2.97m )

Window overlooking rear. Radiator. Laminate flooring.

## Kitchen/diner

22' 10" x 14' 4" max ( 6.96m x 4.37m max )

This rooms has been extended and has French doors leading out to the rear garden. Skylight window. Range of wall and base units with work surfaces over. Island with butler sink. Space for fridge/freezer. Five ring gas hob with oven below.

## Walk In Utility

9' 3" x 3' 1" ( 2.82m x 0.94m )

Space for washing machine. Built in shelving.

## First Floor Landing

Radiator. Airing cupboard. Doors to rooms.

## Bedroom One

14' 2" x 9' 4" ( 4.32m x 2.84m )

Two window to the rear. Fitted wardrobes to one wall. Door to en-suite.

## En-Suite

Shower cubicle, wash hand basin and WC.

## Bedroom Two

16' 4" x 12' 7" ( 4.98m x 3.84m )

Two window to the front overlooking green ward area.

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16' 4" x 12' 7" ( 4.98m x 3.84m )

Two window to the front overlooking green ward area.

## Landing

Access to loft space. Doors to rooms.

## Bedroom Three

14' 2" x 9' 4" ( 4.32m x 2.84m )

Two window to the rear. Fitted wardrobes to one wall.

## Bedroom Four

12' 6" x 9' 8" ( 3.81m x 2.95m )

Window to front.

## Bathroom

White suite comprising of a WC, wash hand basin and a bath with shower over. Heated towel rail. Laminate flooring.

## Bedroom Five

12' 4" x 6' 4" ( 3.76m x 1.93m )

Window to the rear. Fitted cupboard.

## Front Garden

Enclosed with flower and shrub beds. Overlooking green ward area.

## Rear Garden

Patio area. Shed/summer house. Gated rear access. Flowers and shrubs to borders.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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