



Connells

Martin Close  
Hatfield





## Property Description

A wonderful four-bedroom terraced family home, located in a quiet cul-de-sac within walking distance of the college campus. This property comprises of a fitted kitchen and separate dining room with a good-sized living room. Upstairs offers three bedrooms with a bathroom and shower room, with a bedroom downstairs. Externally the garden has a rear garden with decking and a shed for storage.

Hatfield mixes history with modern living, with plenty of great entertainment on offer including a multiplex cinema, and a range of independent shops and restaurants as well as the Galleria a designer outlet.

## Lounge

19' 11" x 18' 11" ( 6.07m x 5.77m )

Laminate flooring, double glazing, radiator and double doors leading to the rear garden

## Kitchen

11' 1" x 20' 5" ( 3.38m x 6.22m )

Laminate flooring, fitted kitchen, double glazing, cooker hood and built in hob.

## Dining Room

8' 10" x 7' 1" ( 2.69m x 2.16m )

laminated flooring and double doors leading to the rear garden.

## Bedroom One

11' 10" x 11' ( 3.61m x 3.35m )

Carpeted and double glazing

## Bedroom Two

10' x 9' 3" ( 3.05m x 2.82m )

Carpeted and double glazing

## Bedroom Three

12' 3" x 6' 1" ( 3.73m x 1.85m )

Carpeted and double glazing

## Bedroom Four

Carpeted and double glazing

## Rear Garden

Decking and shed



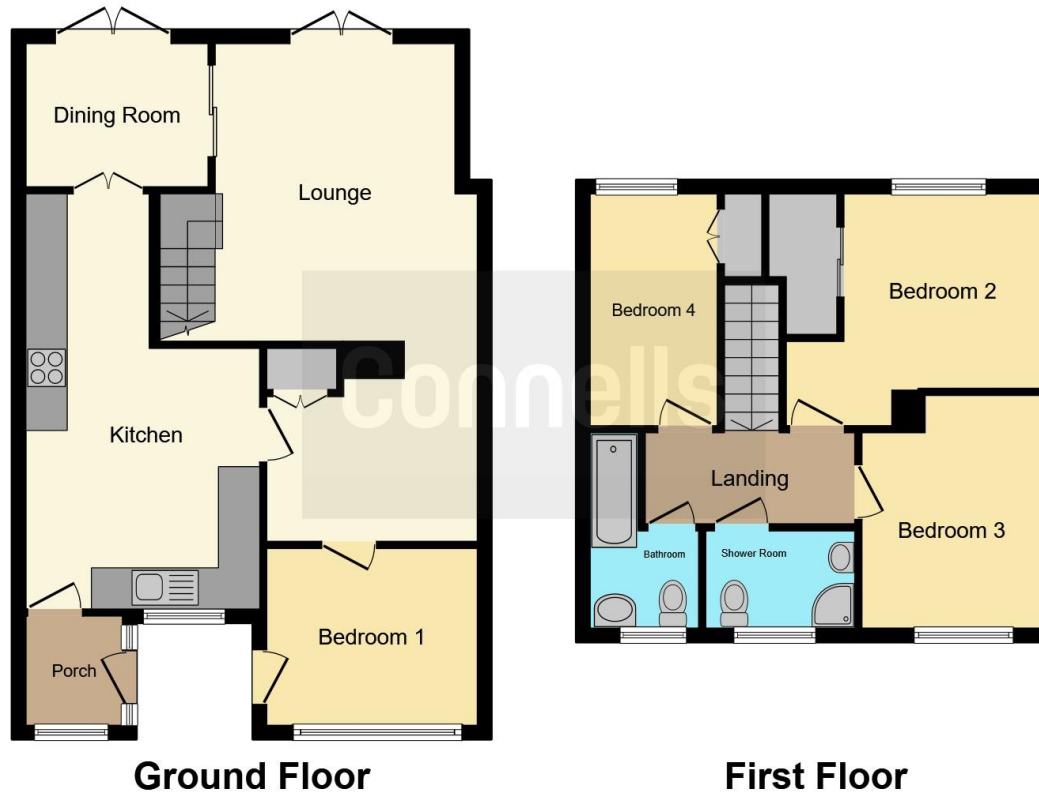












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**

**view this property online [connells.co.uk/Property/WWY306761](http://connells.co.uk/Property/WWY306761)**

Tenure: Freehold



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: WWY306761 - 0009