



Connells

The Paddock
Hatfield



Property Description

Spacious mid terraced two double bed house in a cul-de-sac situated between Hatfield Town Centre and The Business Park and close to The Galleria Shopping Centre. This super home benefits of porch, entrance hall, fitted kitchen with built in hob and oven lounge/dining room, first floor landing, two double bedrooms.

This property is a much loved home that would be an amazing first time owner/family home or a investment purchase with the good commuter links into London.

Entrance Hall

Double glazed front door, Warm Air Vent and stairs leading to the first floor

Lounge

12' 8" x 20' 6" (3.86m x 6.25m)

Walk in under stairs storage cupboard. Cupboard housing gas boiler. Warm air vents. Double glazed window to rear. Double glazed door to rear garden. TV point and Telephone point.

Kitchen

6' 6" x 12' (1.98m x 3.66m)

Cupboards on wall and low level, Stainless Sink with drainer, Built in gas hob with filter hood over. Built in oven. Space for under counter fridge and freezer. Plumbing for washing machine. Serving hatch to lounge/dining room. Double glazed window to front.

First Floor

Landing

Two storage cupboards, access to loft

Bedroom 1

12' 8" x 12' 3" (3.86m x 3.73m)

Two built in single cupboards. Two warm air vents. Two double glazed windows to rear.

Bedroom 2

12' 8" x 11' 6" (3.86m x 3.51m)

Built in wardrobe, Warm air vent. Double glazed window to front.

Bathroom

Bath Tub with mixer tap and shower attachment. Low level W.C. wash hand basin. Airing cupboard. Warm air vent.

Front Garden

Laid to lawn and flower bed

Rear Garden

Small maintenance free patio garden, with brick raised flower bed with wooden trellis. Half size gate leading onto well cared for comunal gardens

Garage

Garage En Bloc

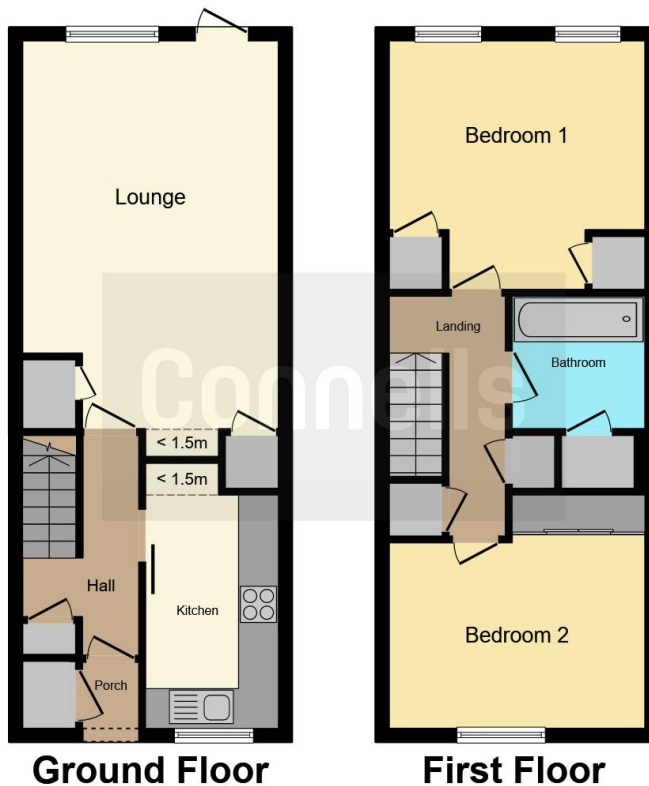
Agents Note

There is a yearly management fee towards the upkeep of the communal areas which the vendor informs us is currently £250 per year.









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

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EPC Rating: D

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Tenure: Freehold



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