



**Connells**

Park Meadow  
Hatfield



# Park Meadow Hatfield AL9 5HB

for sale guide price  
**£475,000**



## Property Description

A Three Bedroom family home situated on the sought after area in Old Hatfield. This superb home is located in a quiet close and is a short walk from Hatfield Train Station and local amenities. The Property benefits from a modern refitted kitchen and bathroom and a garage en-bloc to the rear. A MUST VIEW !!!

## Entrance Porch

Double glazed front door, Wood effect flooring, built in cloak/shoe cupboard, floor to ceiling radiator. glazed door into inner hallway

## Inner Hallway

Stairs to 1st floor wood affect flooring, glazed door into lounge

## Lounge

17' 9" MAX x 12' 4" ( 5.41m MAX x 3.76m )  
Double glazed window to the front. TV point, Wood effect flooring, opening into Kitchen/diner, understairs storage space. Floor to ceiling radiator.

## Kitchen/Diner

10' 7" x 15' 7" ( 3.23m x 4.75m )  
Stainless steel sink with 1.5 bowls. Cupboards at wall and base level. Granite worktops space for Fridge freezer, plumbing for washing machine, integrated dishwasher.

Double glazed window to the rear, Double

glazed French doors onto garden, wood effect flooring, recessed spotlights.

## Landing

Access to loft, part boarded, accessed with ladder. built in over stairs cupboard, wood effect flooring.

## Bedroom 1

10' 2" x 8' 10" ( 3.10m x 2.69m )  
Double glazed window to the front, Radiator, wood effect flooring.

## Dressing Area

8' 10" x 6' 11" ( 2.69m x 2.11m )  
Partitioned within Master Bedroom, range of fitted wardrobes, wood effect flooring, recessed spotlights, open into Master Bedroom

## Bedroom 2

10' 9" x 9' 5" ( 3.28m x 2.87m )  
Double glazed window to the rear. Radiator.

## Bedroom 3

11' 8" x 5' 11" ( 3.56m x 1.80m )  
Double glazed window to the rear. Built in cupboard, Radiator.

## Bathroom

Paneled bath, shower head over bath. Low level W/C, Vanity wash hand basin unit. Heated towel rail. Frosted double glazed

window to the rear, fully tiled.

## Rear Garden

Paved patio, steps up to artificial lawn, shrubbery borders, gated rear access. Outside power point.

## Parking

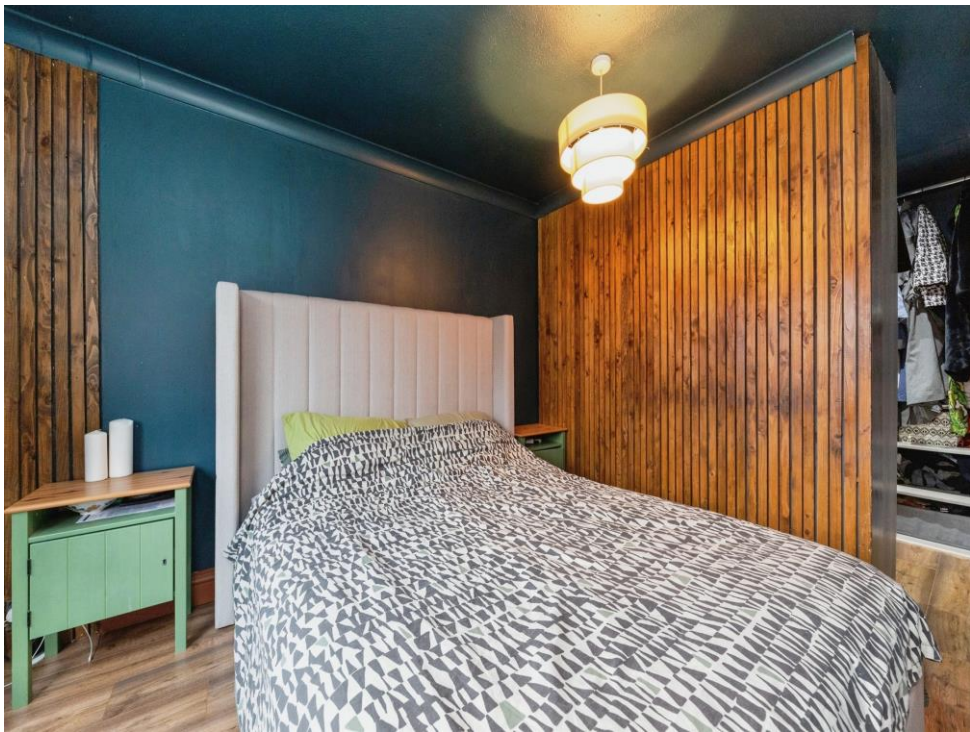
Garage en-bloc to rear with metal up and over door.

## Agents Note

Our client informs us that there is an annual estate management charge of £50 per month.

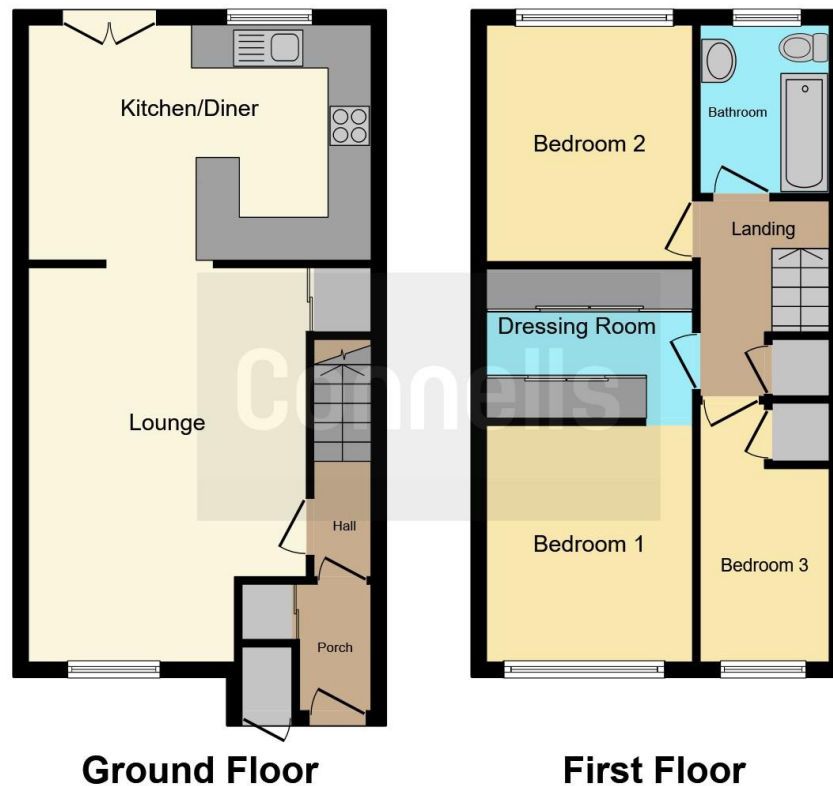












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY306615](http://connells.co.uk/Property/WWY306615)**



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: WWY306615 - 0004