



Not for marketing purposes INTERNAL USE ONLY

Sandpiper Close
Hatfield



Property Description

Connells are delighted to market this TWO BEDROOM terraced home in a popular residential area of Hatfield. This fantastic family home compromise of a downstairs cloakroom, good size family lounge, en suite to the master and a driveway for one car.

Located in cul-de-sac location, this would be the ideal home for a first time buyer looking to make their first step onto the property ladder.

PLEASE CALL TO BOOK YOUR VIEWING TODAY!!!

Agent Note

Please be advised that the property has an Estate Management charge on the property which comes in at £162.58 per annum.

We have also been advised by the vendor that the property comes with planning permission for a single story extension up to 12 square meters. This is valid until 2026.

Entrance Hall

Single Panel double glazed door, cupboard, entrance into kitchen, lounge and cloakroom

Lounge

12' x 17' 4" (3.66m x 5.28m)

Stairs to first floor, two radiators, TV point, double glazed window to the rear.

Kitchen

6' 1" x 10' (1.85m x 3.05m)

Room for Fridge freezer, washing machine. Stainless steel sink and drainer, cupboards at high and low, double glazed window to the front, gas hob, electric oven, integrated dishwasher.

Landing

Bedroom 1

12' 10" plus recess x 11' 10" (3.91m plus recess x 3.61m)

Door to En-Suite, cupboard, two double glazed windows to the rear. radiator, TV point.

En-Suite

Electric shower shaver point, radiator, wash hand basin, low level w/c, extractor fan.

Bedroom 2

8' 5" x 12' 10" (2.57m x 3.91m)

Internet point, radiator, two double glazed windows to the front.

Bathroom

Bathtub with shower attachment, low level w/c, wash hand basin.

Outside

Front Garden

Driveway for 1 car with shrubbery

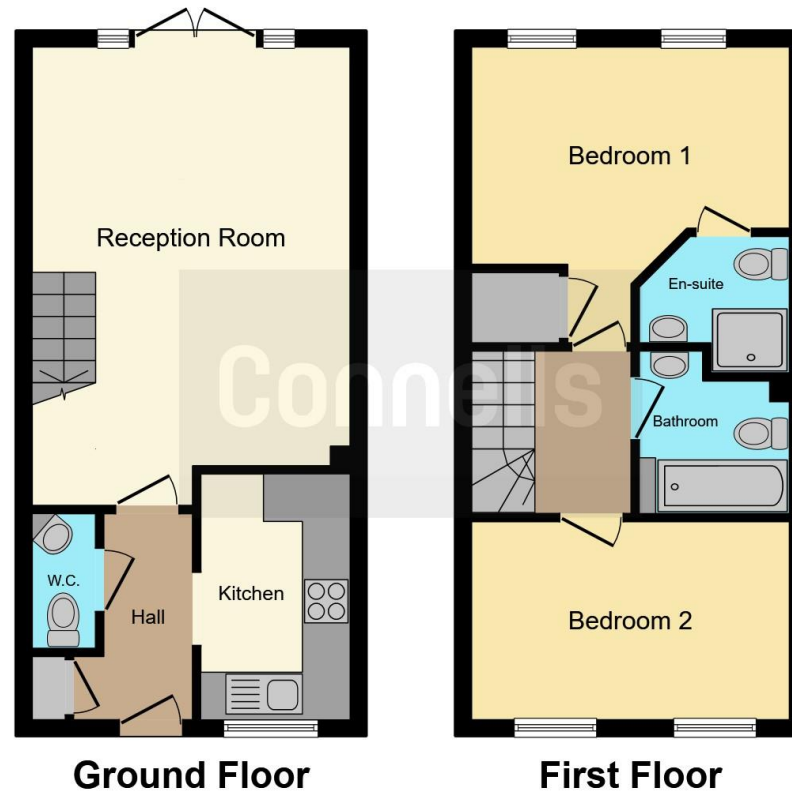
Rear Garden

Decking, Castro stuffed lawn, rear access to visitor parking.









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

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