



Connells

Woods Avenue
Hatfield



Property Description

Conveniently positioned along the ever-popular Woods Avenue, this spacious, contemporary and adaptable family home offers an excellent opportunity for buyers seeking flexibility, generous accommodation and the scope to personalise throughout. Arranged over three floors, the layout is ideally suited to growing families, multi-generational living, investment buyers or those requiring adaptable living and working space.

Property Overview

The front door opens into a welcoming entrance hall with a view right through the house to the rear garden.

To the front are two versatile reception rooms, offering excellent flexibility for use as a dining room, home office, playroom or an additional ground-floor bedroom. A modern downstairs shower room with full-sized basin and WC enhances the practicality of the space and supports a wide range of living arrangements.

To the rear, the living and dining room features a fireplace and double patio doors opening directly onto the garden, creating an inviting space for both everyday living and entertaining. The well-proportioned U-shaped kitchen provides ample worktop and storage space, enjoys pleasant views over the garden and benefits from practical side access, ideal for everyday life.

The first floor offers four double bedrooms, complemented by a main family bathroom.

The top floor is a particular highlight, featuring a spacious double bedroom with its own private bathroom and Velux roof windows that flood the space with natural light. A separate utility / storage room housing the hot water cylinder provides excellent additional space for laundry and storage. This level offers a sense of privacy and versatility, making it ideal as a Master Bedroom Suite, home office, guest accommodation or potential student letting area, positioned away from the main living spaces.

External

Externally, the property benefits from a rear garden with patio, offering excellent potential to create an attractive outdoor space ideal for family use and entertaining. To the front, there is driveway parking for two vehicles, plus a garage, and a low-maintenance lawned garden bordered by mature hedging, creating an attractive and private frontage.

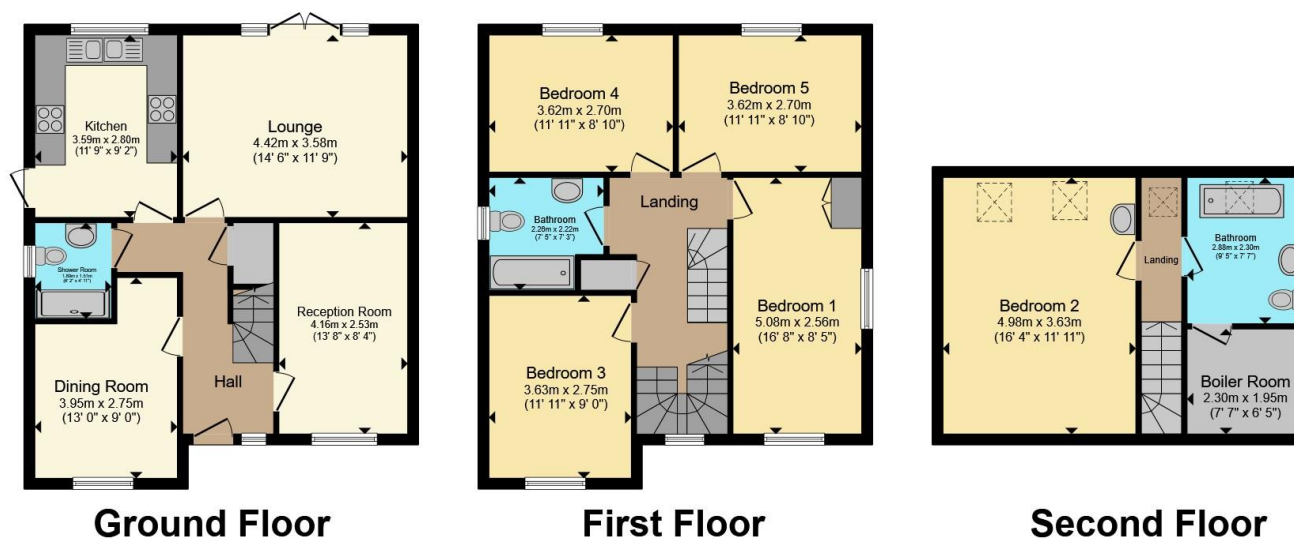
Location

Located within walking distance of Hatfield town centre, the mainline train station, The Galleria, well-regarded schools and the University of Hertfordshire, and benefiting from excellent transport links, this home offers an exceptional blend of space, versatility and location. A rare opportunity to acquire and enhance a substantial family home in one of Hatfield's most desirable residential areas.









Total floor area 155.6 m² (1,675 sq.ft.) approx

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.propertybox.io

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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

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