



Honeysuckle Gardens, HATFIELD AL10 8PL

welcome to

Honeysuckle Gardens, HATFIELD

This one bedroom ground floor maisonette is conveniently located in a popular area of Hatfield. The accommodation comprises of entrance hall, lounge, kitchen with door to the rear garden, bedroom and bathroom. Externally the property boasts a rear garden with brick built storage shed and driveway for one car. Situated close to the town centre this property is ideally placed for commuters either by rail or car.



Entrance Hall

Double glazed door to front.

Lounge

10' x 14' (3.05m x 4.27m)

Double glazed window to front, laminate flooring, radiator x 2.

Kitchen

8' 4" x 8' 10" (2.54m x 2.69m)

Door to garden, laminate flooring, sink/drain, space for fridge freezer/washing machine, electric oven/hob, extractor.

Bedroom One

10' x 11' (3.05m x 3.35m)

Double glazed window to rear, carpet, radiator.

Bathroom

Bath with shower over, wash hand basin, vanity, extractor, W/C, spotlights, heated towel rail.

Rear Garden

Brick built storage shed.



Total floor area 46.5 m² (500 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.focalagent.com



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Honeysuckle Gardens, HATFIELD

- Ground Floor Maisonette
- Rear Garden
- Driveway
- Close To Town Centre
- One Bedroom

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 212.87

offers in excess of

£210,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109030 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property