



**Glebeland, Hatfield AL10 8AA**

**welcome to**

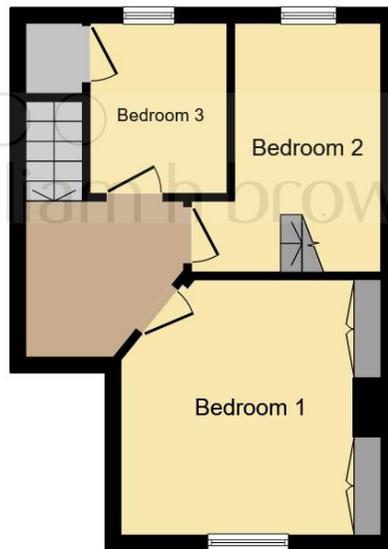
## **Glebeland, Hatfield**

A fantastic three bedroom Victorian cottage offering a garage en block, a rear extension and is within walking distance to Hatfield station with quick links into London Kings Cross. The ground floor comprises of entrance hall, lounge, kitchen, dining room and large family bathroom. Upstairs offers three bedrooms with fitted steps in bedroom two leading up to the loft space. Further benefits include an array of original features throughout as well as being a short distance from Hatfield House and local amenities.

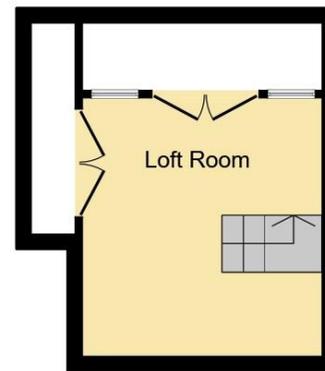




**Ground Floor**



**First Floor**



**Second Floor**

**Lounge**

11' 4" x 10' 10" ( 3.45m x 3.30m )  
 Double glazed window to front, laminate floor, fireplace & radiator

**Dining Room**

12' x 7' 10" ( 3.66m x 2.39m )  
 Doors to rear garden, velux x 4, radiator & laminate floor

**Kitchen**

16' x 11' ( 4.88m x 3.35m )  
 laminate floor, sink / drainer, space for fridge/ freezer,

**Landing**

Window to front, carpet & radiator

**Bedroom 1**

11' 11" Max x 10' 11" Max ( 3.63m Max x 3.33m Max )  
 Window to front, carpet, radiator & fitted wardrobes

**Bedroom 2**

6' 8" + Door recess x 11' ( 2.03m + Door recess x 3.35m )  
 window to rear, carpet & radiator

**Bedroom 3**

6' x 7' ( 1.83m x 2.13m )  
 Window to rear, carpet & radiator

**Bathroom**

Tiled floor, heated towel rail, bath with shower over, wc, wash hand basin, space for washers/ dryer

**Loft Space**

11' x 11' ( 3.35m x 3.35m )  
 Velux windows to rear & Carpet

Total floor area 95.6 m<sup>2</sup> (1,030 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](http://www.focalagent.com)



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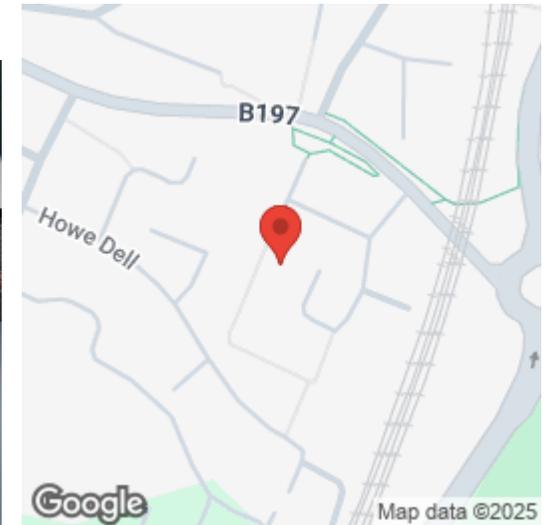


## welcome to Glebeland, Hatfield

- Three Bedrooms
- Close to Hatfield Station
- Family Home
- Ground Floor Rear Extension
- Cottage Sytle

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in excess of  
**£390,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109156 - 0005

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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**