



Holme Close, Hatfield AL10 9LQ

welcome to

Holme Close, Hatfield

This beautifully presented three-bedroom end of terrace family home is situated in the highly desirable Hatfield Garden Village, offering convenient access to Hatfield Town Centre, the train station, excellent local schools, and the University of Hertfordshire. The ground floor features a welcoming entrance hall, a downstairs cloakroom, a spacious lounge, and a stylish kitchen/diner with bi-fold doors that open out to the rear garden — perfect for entertaining and family living. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Outside boasts a private driveway providing off-street parking for two vehicles and rear garden. Additional benefits include newly installed double glazed windows throughout, new roof, a new composite front door, and a central heating system, making this a move-in-ready home ideal for families, professionals, or investors alike.



Entrance Hall

Laminate wood flooring, radiator.

Cloakroom

Double glazed window to front, W/C, wash hand basin, heated towel rail.

Lounge

15' 1" x 13' 8" (4.60m x 4.17m)

Laminate wood flooring, double glazed windows to front, radiator.

Kitchen

21' 4" x 15' 3" (6.50m x 4.65m)

Fabulous open plan dual aspect room with bi fold doors leading to the rear garden and window to side, range of refitted wall and base units, complimentary Quartz work surfaces and tiled splash back, inset Butler sink with mixer tap, range style cooker with stainless steel chimney style rangemaster extractor hood over, integrated dishwasher, fridge/freezer, cupboard housing washing machine, slimline wine cooler, Porcelain tiled floor, television point, radiator, inset spot lights.

Bedroom One

13' 9" x 7' 2" (4.19m x 2.18m)

Carpet, double glazed window to front, radiator.

Bedroom Two

9' 3" x 8' 4" (2.82m x 2.54m)

Carpet, double glazed window to rear, radiator.

Bedroom Three

7' x 6' 2" (2.13m x 1.88m)

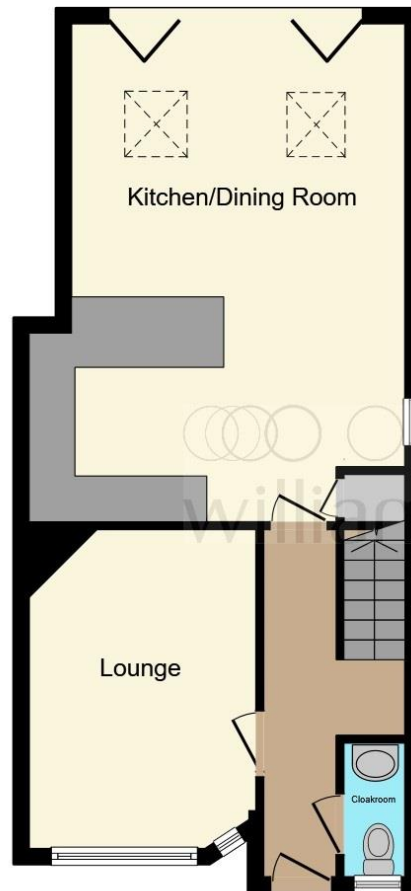
Carpet, double glazed window to front, radiator.

Bathroom

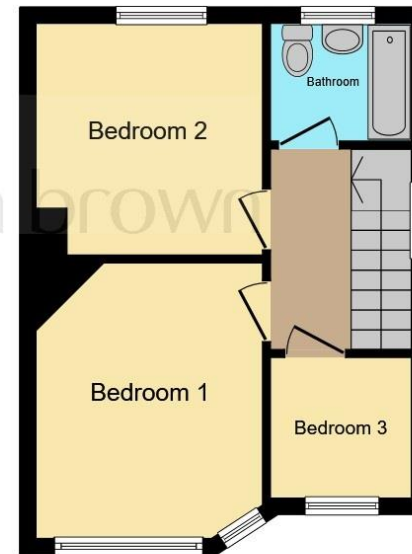
Tiled flooring, double glazed window to rear, bath with rainfall shower head and glass screen, wash hand basin, W/C, heated towel rail.

Garden

Low maintenance rear garden with limestone patio extending to artificial lawn, aluminium pergola with rear patio, external power point and water tap, lighting, additional side access from driveway.



Ground Floor



First Floor

Total floor area 83.4 m² (897 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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welcome to

Holme Close, Hatfield

- Three Bedrooms
- 1930's End of Terrace
- Sought After Hatfield Garden Village Area
- Fantastic Open-Plan Kitchen/Living/Family Room
- Driveway for Two Cars
- Newly Installed Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C



offers in excess of

£475,000



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Property Ref:
WGN109337 - 0003

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Please note the marker reflects the
postcode not the actual property