



**Peregrine Way, Hatfield AL10 9UP**

 william  
h brown

welcome to

## Peregrine Way, Hatfield

This beautifully presented CHAIN FREE detached two-bedroom family home is situated on a quiet residential road in the heart of Hatfield. Offering excellent access to Hatfield train station - with direct links to London, as well as major commuter routes via the A414 and A1(M), the location is ideal for professionals and families alike. The ground floor welcomes you with a spacious entrance hall and a convenient cloakroom. A bright and airy open-plan lounge/diner features French doors that lead out to the rear garden, creating a seamless indoor-outdoor living experience. The modern, fully fitted kitchen is designed for both functionality and style. Upstairs, the property offers two generously sized double bedrooms, including a master with en suite, alongside a contemporary family bathroom. Outside, you'll find off-street parking for up to four vehicles and a large rear garden - perfect for entertaining or relaxing. Additional benefits include gas central heating, double glazing throughout, and potential to extend (subject to planning permission), making this a fantastic opportunity for future growth.



## Cloakroom

Tiled flooring, W/C, wash hand basin, radiator.

## Lounge

17' 4" x 2' 10" ( 5.28m x 0.86m )

Amico flooring, radiator, French doors to garden.

## Kitchen

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

Tiled flooring, electric oven, gas hob, integrated fridge/freezer, washing machine, double glazed window to front.

## Bedroom One

11' x 11' 11" ( 3.35m x 3.63m )

Double glazed window to rear, carpet, radiator, built in wardrobe.

## En-Suite

Tiled flooring, W/C, shower cubicle, wash hand basin, storage cupboard.

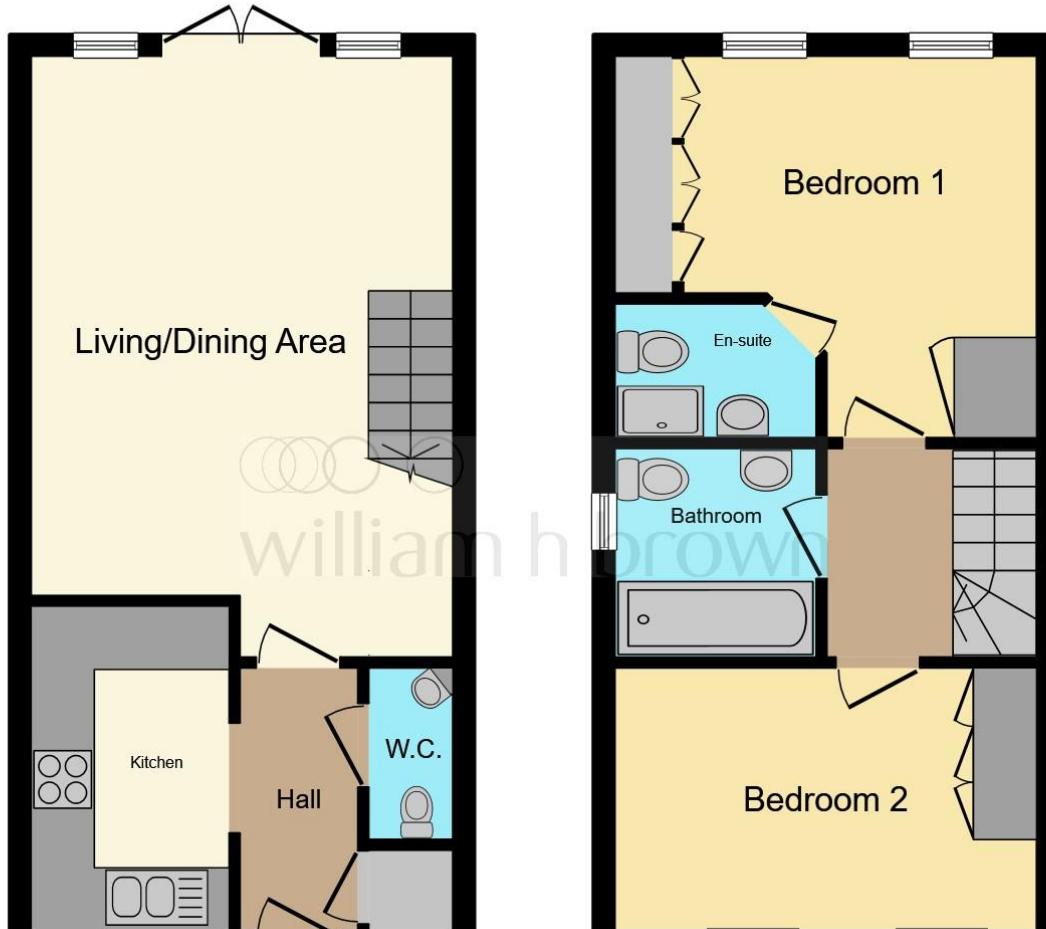
## Bedroom Two

12' 11" x 8' 5" ( 3.94m x 2.57m )

Double glazed window to front, carpet, radiator, built in wardrobe.

## Bathroom

Tiled flooring, bath, W/C, wash hand basin, heated towel rail.



**Ground Floor**

**First Floor**

Total floor area 66.4 sq.m. (714 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Peregrine Way, Hatfield

- CHAIN FREE
- Two Bedrooms
- Detached House
- Off Street Parking for 3/4 Cars
- Potential to Extend STPP

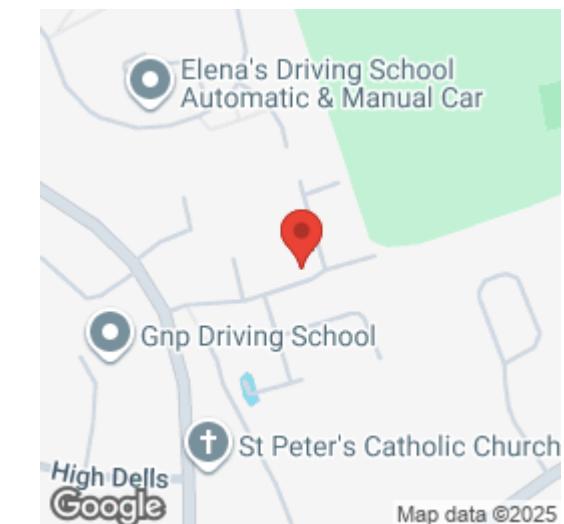
Tenure: Freehold EPC Rating: C

Council Tax Band: D



offers in excess of

**£425,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property