



**Branch Close, HATFIELD AL10 0TW**



**welcome to**

## **Branch Close, HATFIELD**

This beautifully presented three-bedroom end-of-terrace home is situated in a quiet cul-de-sac within the highly sought-after Birchwood area of Hatfield. Perfectly located for families, the property is close to local schools, shops, and just a short walk from Hatfield train station, offering direct links to London Kings Cross. The property benefits from both front and rear access, with off-street parking for two to three cars at the front. Inside, you are welcomed by a spacious entrance hallway leading to the kitchen/diner and a bright, inviting lounge. There is also a utility room for additional storage and a modern downstairs shower room, with direct access to the garden. Upstairs, you'll find two generous double bedrooms and a well-proportioned single bedroom, all offering ample storage. The family bathroom completes the first floor. Additional features include double glazing throughout, a gas central heating system, and partly boarded loft space for further storage. The rear garden offers access to a large outbuilding with fantastic potential for conversion (subject to planning permission) into a home office, self-contained annex, summer house, or simply an abundance of storage. This outbuilding also provides access to the road behind the property, where additional parking is available.



### Entrance Hall

Laminate flooring, radiator.

### Shower Room

Tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail, underfloor heating.

### Lounge

19' x 15' 11" ( 5.79m x 4.85m )

Double glazed window to front, French doors to garden, laminate wood flooring, radiator, understairs storage.

### Kitchen/Diner

19' 9" x 10' 1" ( 6.02m x 3.07m )

Double glazed window to rear, tiled flooring, gas hob, integrated electric oven/grill, extractor fan.

### Utility Room

7' 7" x 6' 6" ( 2.31m x 1.98m )

Laminate wood flooring, work top, space for washer/dryer.

### Landing

Double glazed window, carpet, airing cupboard.

### Bedroom One

12' 2" x 11' 3" ( 3.71m x 3.43m )

Double glazed window to front, laminate wood flooring, built in wardrobe, storage cupboard, radiator.

### Bedroom Two

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to front, laminate wood flooring, storage cupboard, radiator.

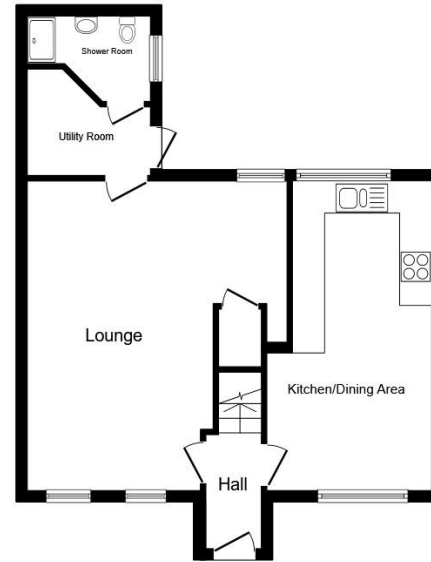
### Bedroom Three

8' 5" x 6' 4" ( 2.57m x 1.93m )

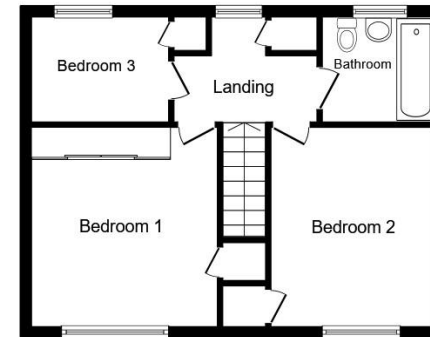
Double glazed window to rear, laminate flooring, radiator, storage cupboard.

### Bathroom

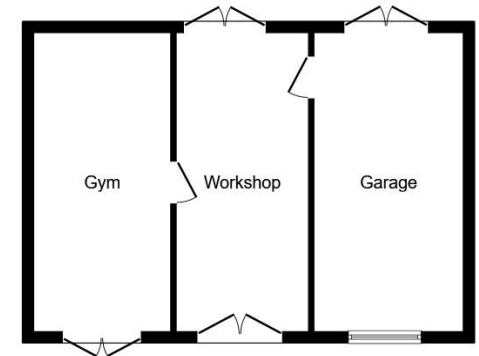
Double glazed window, vinyl flooring, bath, W/C, wash hand basin, heated towel rail, storage cupboard.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 157 m<sup>2</sup> (1,689 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](http://www.propertybox.io)

  
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## Branch Close, HATFIELD

- Three Bedroom Family Home
- Driveway for 2/3 Cars
- Large Outbuilding
- End of Terrace
- Utility Room & Downstairs Shower Room

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



guide price

**£475,000**



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Property Ref:  
WGN109494 - 0003

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Please note the marker reflects the  
postcode not the actual property