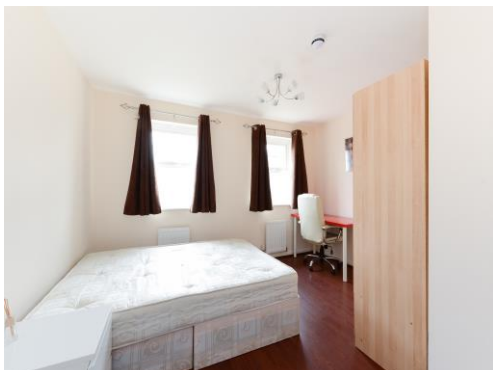




Connells

The Runway  
Hatfield



## Property Description

This five bedroom two bathroom mid terraced town house comprises of an entrance hall, kitchen/diner, cloakroom and one bedroom on the ground floor. On the first floor there are two bedrooms, one with Juliet balconies and then on the second floor there two further bedrooms one with en-suite and a bathroom. Outside the property there is an enclosed garden to the rear and two allocated parking spaces. Ideal Investment opportunity.

The property is located in a convenient location in Hatfield which is close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross.

- o HMO Licence: Licensed for 6 persons
- o Rental Income: £40,040 per annum
- o Monthly Rent: £3,336.67
- o Weekly Rent: £770

## Front Porch

## Entrance Hall

## Cloakroom

Two piece suite comprising of wc and wash hand basin.

## Kitchen / Diner

Window and door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back.

## Bedroom One / Reception Room

9' x 8' 2" ( 2.74m x 2.49m )  
Window to the front.

## Landing First Floor

Cupboard.

## Bedroom Three / Living Room

15' 7" x 12' 3" ( 4.75m x 3.73m )  
Two French doors with Juliet balconies to the rear.

## Bedroom Two

12' 3" x 9' ( 3.73m x 2.74m )  
Two windows to the front.

## Landing Top Floor

## Bedroom Five

12' 3" x 10' 11" ( 3.73m x 3.33m )  
Two windows to the rear.

## En-Suite

Three piece suite comprising of wc, wash hand basin and shower.

## Bedroom Four

12' 3" x 9' ( 3.73m x 2.74m )  
Two windows to the front.

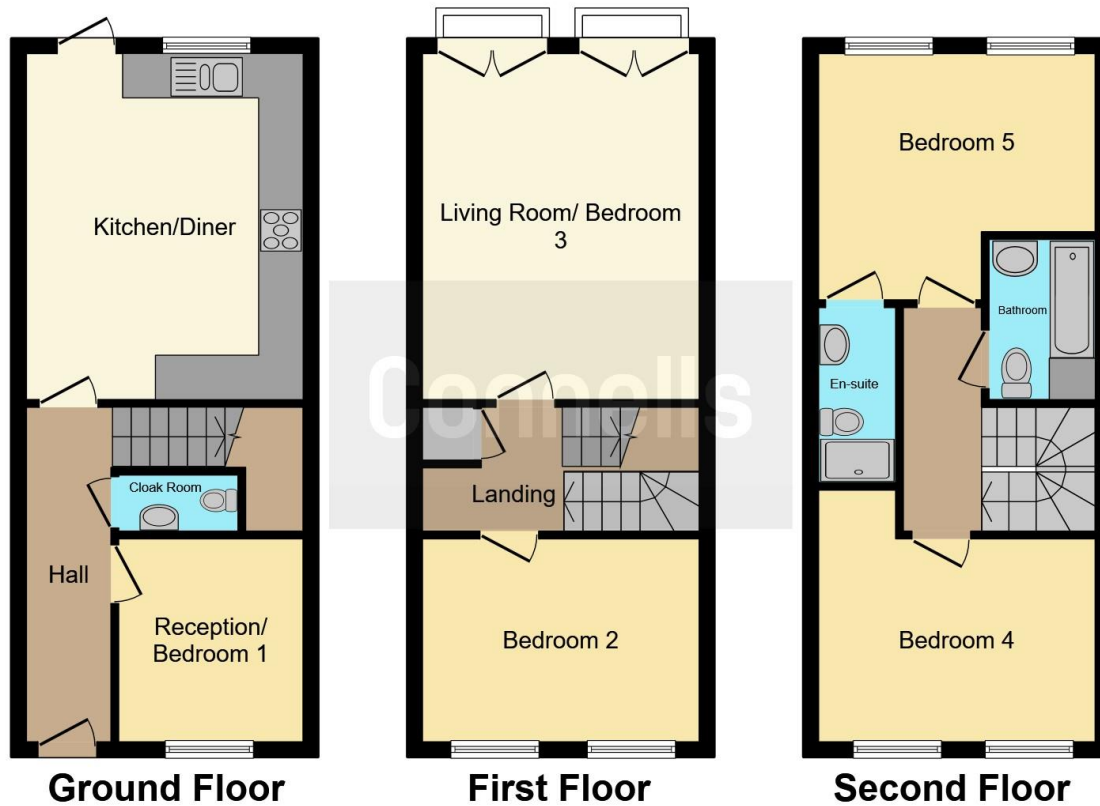
## Bathroom

Three piece suite comprising of wc, wash hand basin and bath.

## Rear Garden

Enclosed rear garden laid to lawn with fences to the borders.





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.

To view this property please contact Connells on

**T 01727 851 100**  
**E marshalswick@connells.co.uk**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305016](http://connells.co.uk/Property/MWK305016)**

Tenure: Freehold



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