



Connells

Drakes Way  
Hatfield





### Property Description

This one bedroom terraced home comprises of a spacious lounge/dining room and kitchen/conservatory with integrated appliances on the ground floor and then a bedroom with fitted wardrobes and a shower room on the first floor. Externally there is an enclosed rear garden and allocated parking for two cars.

The location of the property 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. This property is ideal for first time buyers or investors.

### Lounge / Dining Room

20' 10" max x 10' max ( 6.35m max x 3.05m max )

Window to the front, coving to the ceiling, storage cupboard, under stairs cupboard and airing cupboard, radiator and laminate flooring.

### Kitchen / Conservatory

9' max x 8' max ( 2.74m max x 2.44m max )

Windows to both sides and the rear, door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, integrated fridge, freezer and washing machine, space for range style cooker, cooker hood and laminate flooring.

### Landing

Window to the front, coving to the ceiling, over stairs storage, access to part boarded loft and laminate flooring.

### Bedroom One

11' 1" x 10' in to wardrobe ( 3.38m x 3.05m in to wardrobe )

Window to the rear, built in wardrobes, radiator and laminate flooring.

### Bathroom

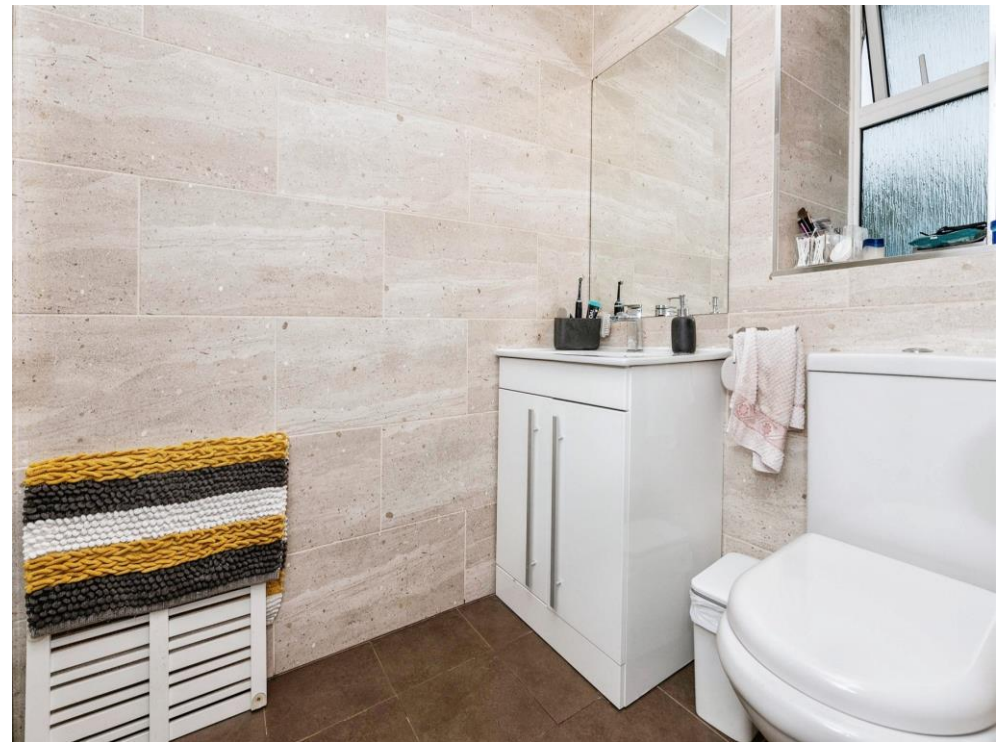
Window to the front, three piece suite comprising of wc, wash hand basin and shower, extractor fan, fully tiled walls and tiled flooring,

### Garden

Courtyard garden with patio, plants and fenced to the borders.

### Parking

Allocated parking for two cars.







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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MWK305299](https://www.connells.co.uk/Property/MWK305299)**

Tenure: Freehold



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