



Connells

Walker Grove
Hatfield



Property Description

This two bedroom ground floor flat comprises of an entrance hall with storage cupboards, lounge, kitchen/diner, two bedrooms one with built in wardrobes and a bathroom. Externally there is allocated parking.

Walker Grove 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.

This property is ideal for first time buyers or investors.

Three piece suite comprising of wc, wash hand basin and bath with shower over, extractor fan, radiator and laminate flooring.

Parking

Allocated Parking

Entrance Hall

Entry phone, two storage cupboards, radiator and carpet.

Kitchen

11' x 11' (3.35m x 3.35m)

Window to the side, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, space for fridge freezer and washing machine, laminate flooring.

Lounge / Bedroom

9' x 11' (2.74m x 3.35m)

Window to the side and rear, radiator and carpet.

Bedroom One

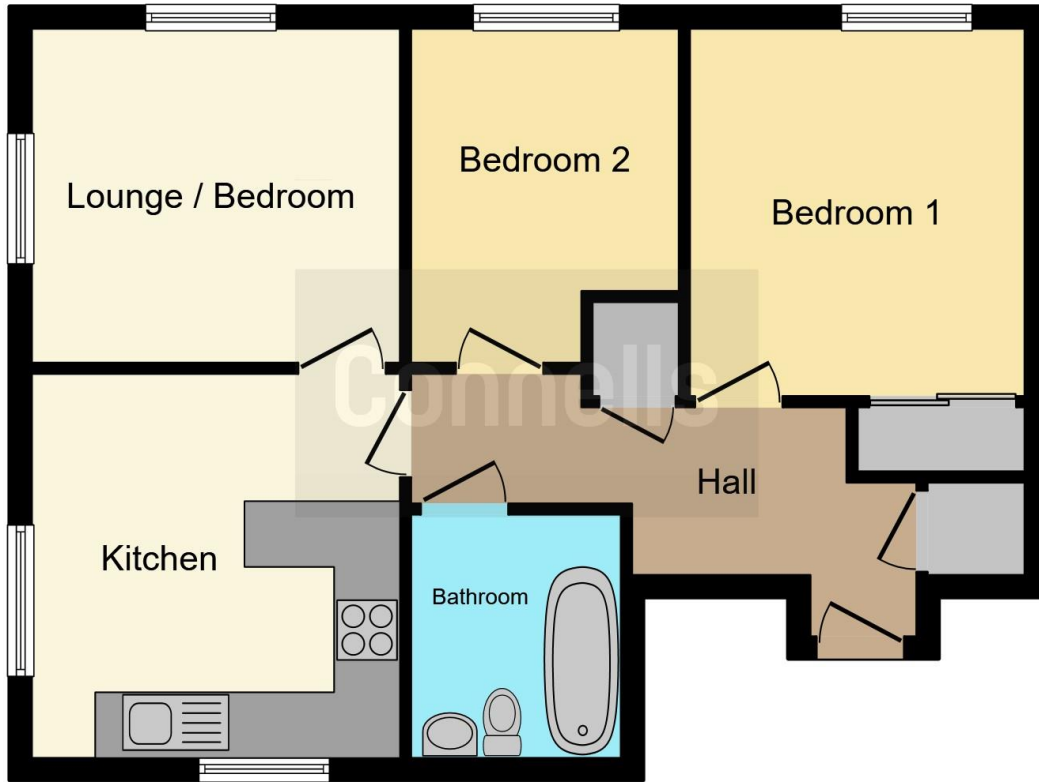
Window to the rear and built in wardrobes.

Bedroom Two

Window to the rear.

Bathroom





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/MWK305327](https://www.connells.co.uk/Property/MWK305327)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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