



Connells

Knolles Crescent
North Mymms Hatfield



Property Description

This three bedroom mid terraced family home comprises of an entrance hall leading to a dual aspect lounge leading to the conservatory and kitchen/diner on the ground floor and then three bedrooms and a separate bathroom and wc on the first floor. Externally there are front and rear gardens well stocked with plants and flowers as well as outbuildings.

The property is facing a green in a quiet cul-de-sac location in the heart of the village and within walking distance to local amenities, primary school, local park and a mainline railway station in to London Kings Cross/Moorgate. The A1M and M25 Motorways are also within easy access and Hatfield is not too far away with The University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema and Secondary schools so this property is in an ideal location for families. The beautiful cathedral city of St Albans is just a short drive away and provides an excellent selection of shopping and leisure facilities as well as Verulamium Park set in 100 acres of parkland. Colney Fields shopping park in London Colney is also a short drive away and is a popular shopping destination with major stores including Marks and Spencer, Next, Boots and Sainsbury's.

Entrance Hall

Windows to the front and side, doors leading to the dining room and lounge, stairs to the first floor.

Dining Room

11' max x 11' max (3.35m max x 3.35m max)
Window to the front, radiator and carpet.

Kitchen

15' 1" max x 7' max (4.60m max x 2.13m max)
Two windows and single door to the rear,

fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, cooker hood, space for washing machine, dishwasher, fridge freezer and cooker, under stairs cupboard and tiled flooring.

Lounge

19' x 10' max (5.79m x 3.05m max)
Window to the front, sliding doors to the rear, gas fire, dado rail, radiator and carpet.

Conservatory

9' x 10' (2.74m x 3.05m)
Double doors to the rear, tiled flooring.

Landing

Window to the rear, access to the loft which is fully boarded and shelved and has a ladder, power and light, airing cupboard and carpet.

Bedroom One

11' x 10' 1" (3.35m x 3.07m)
Window to the front, built in wardrobe, radiator and carpet.

Bedroom Two

10' max x 12' max (3.05m max x 3.66m max)
Window to the front, built in wardrobe, radiator and laminate flooring.

Bedroom Three

8' x 8' (2.44m x 2.44m)
Window to the rear, built in wardrobe, radiator and carpet.

Bathroom

Window to the rear, wash hand basin and bath with electric shower over, radiator.

WC

Window to the rear and wc.

Front Garden

Laid to lawn with a garden path and gate, flower beds and hedges to the borders.

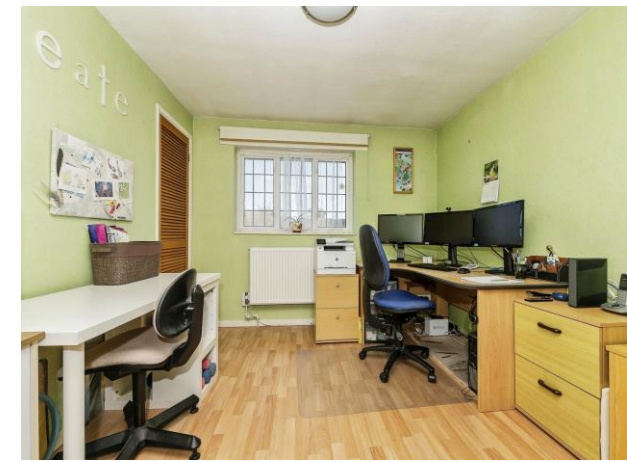
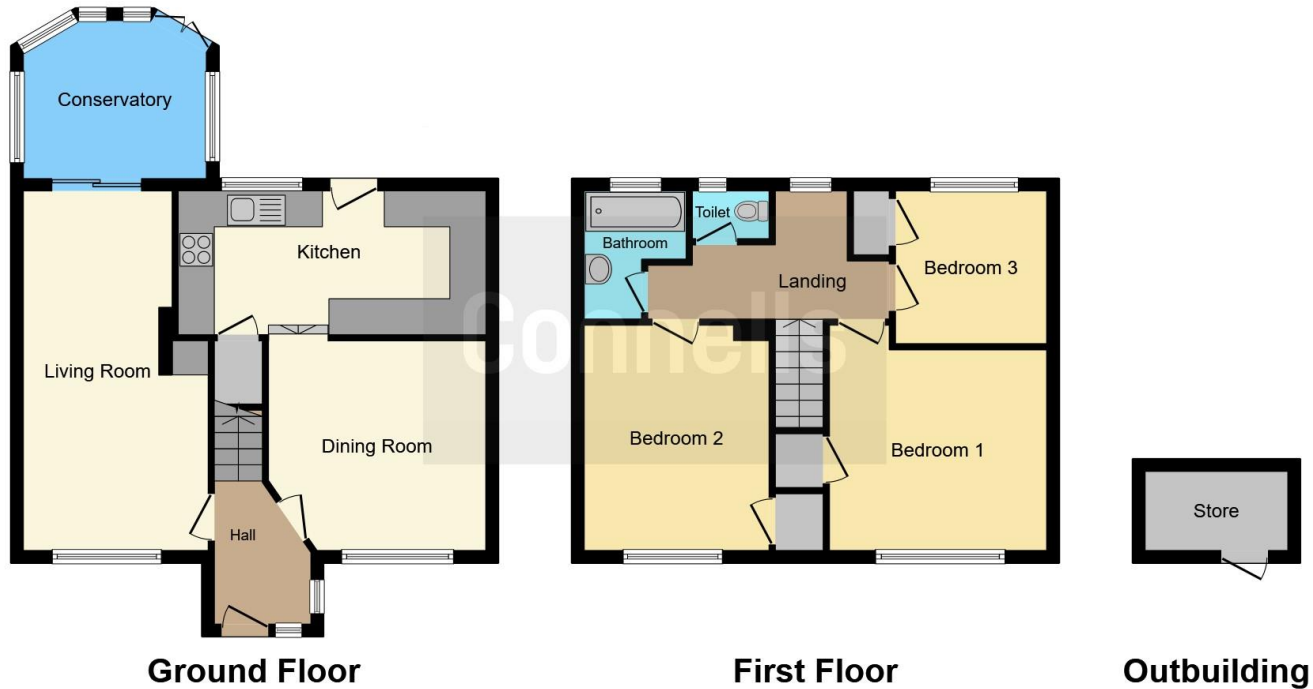
Rear Garden

Laid to lawn with patio area, fences and flower beds to the borders and access via a back gate, outbuilding and outside tap.

Outbuilding

Brick built shed.





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: C

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Tenure: Freehold



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