



Connells

Poplars Close  
Hatfield

# Poplars Close Hatfield AL10 9RX

for sale guide price  
**£225,000**



## Property Description

This spacious first floor maisonette comprises of an entrance hall with stairs leading to the landing which then leads to the kitchen, lounge, two bedrooms and the bathroom. A second flight of stairs then leads to the loft room and second bathroom. Externally there is a private rear garden and garage en-bloc.

Poplars close is located in the sought after Ellenbrook area between Hatfield and St Albans which are both a short drive away and have an excellent selection of shopping and leisure facilities as well as mainline railway stations to London. The property is in close proximity to The University of Hertfordshire, good bus links and easy access to major motorway networks.

Please be aware this property has a lease of 39 years.

## Entrance Hall

## Landing

## Kitchen

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven and hob, space from fridge, freezer and washing machine.

## Lounge

Window to the front, fire place, radiator and carpet.

## Bedroom One

Window to the rear, radiator and carpet.

## Bedroom Two

Window to the rear, radiator and carpet.

## Bathroom

Window to the side, three piece suite comprising of wc, wash hand basin and bath, radiator.

## Loft Room

Velux windows to the rear, eves storage, radiator and carpet.

## Shower Room

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

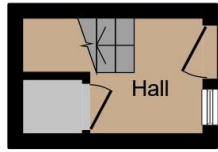
## Garden

Private rear garden.

## Parking

Garage en-bloc.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/MWK305383](http://connells.co.uk/Property/MWK305383)**

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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