



**Connells**

Bradshaws  
Hatfield



### Property Description

This three bedroom end terraced family home comprises of an open plan kitchen/living area with breakfast bar and bi fold doors opening on to a conservatory, downstairs four piece bathroom suite on the ground floor and then three bedrooms, one with a cloakroom on the first floor. Externally there is a front garden and an enclosed well-kept rear garden with patio area and handy garden room.

Bradshaws is located 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. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.

### Entrance Hall

#### Kitchen

9' x 8' 7" ( 2.74m x 2.62m )

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, breakfast bar, space for dishwasher, fridge freezer and cooker, cooker hood, tiled flooring and under floor heating.

#### Living Room

14' 2" x 12' 8" ( 4.32m x 3.86m )

Bi folding doors to the conservatory, under stairs cupboard with space and plumbing for a washing machine, tiled flooring and under floor heating.

#### Conservatory

13' 1" x 9' 2" ( 3.99m x 2.79m )

Double doors to the rear.

#### Bathroom

Window to the front, four piece suite comprising of wc, wash hand basin, bath and shower, fully tiled walls and floor and under

floor heating.

### Landing

Access to loft which houses gas boiler.

#### Bedroom One

12' 8" x 9' 6" ( 3.86m x 2.90m )

Window to the rear, radiator and wood flooring.

#### Cloakroom

Wc and wash hand basin, fully tiled walls and floor.

#### Bedroom Two

10' x 9' 6" ( 3.05m x 2.90m )

Window to the front, radiator and laminate flooring.

#### Bedroom Three

7' 9" x 6' 7" ( 2.36m x 2.01m )

Window to the front, radiator and laminate flooring.

### Front Garden

Block paved with picket fence.

### Rear Garden

Mainly laid to lawn with patio area and garden path, fences and hedges to the borders, garden room with power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: MWK305476 - 0006