



Connells

Newstead
Hatfield



Property Description

This three bedroom family home comprises of an entrance hall, kitchen/diner, lounge, utility area and wc on the ground floor and then three bedrooms, all with built in storage, a bathroom and a separate wc on the first floor. Externally there is an enclosed rear garden with gate leading to the local park.

Newstead 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

Radiator and wood effect flooring.

Kitchen/Diner

19' 1" max x 10' 7" max (5.82m max x 3.23m max)

Two windows to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven, gas hob, cooker hood, wood effect flooring.

Lounge

13' 3" max x 11' 9" max (4.04m max x 3.58m max)

Patio doors to the rear, radiator and wood effect flooring,

Utility Area

6' 4" max x 5' 6" max (1.93m max x 1.68m max)

Space and plumbing for washing machine, space for tumble dryer and fridge freezer.

Cloakroom

Window to the rear, wc and wash hand basin

in vanity unit.

Landing

Window to the front.

Bedroom One

11' 6" to the cupboard x 11' 2" max (3.51m to the cupboard x 3.40m max)

Window to the rear, built in cupboard and radiator.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Window to the front, built in cupboard and radiator.

Bedroom Three

7' 3" x 8' 5" (2.21m x 2.57m)

Window to the rear, built in cupboard and radiator.

Bathroom

Window to the front, three piece suite comprising of wc, wash hand basin in vanity unit and bath with shower over, heated towel rail, tiled walls and wood effect flooring.

WC

Window to the front, wc and wash hand basin, radiator.

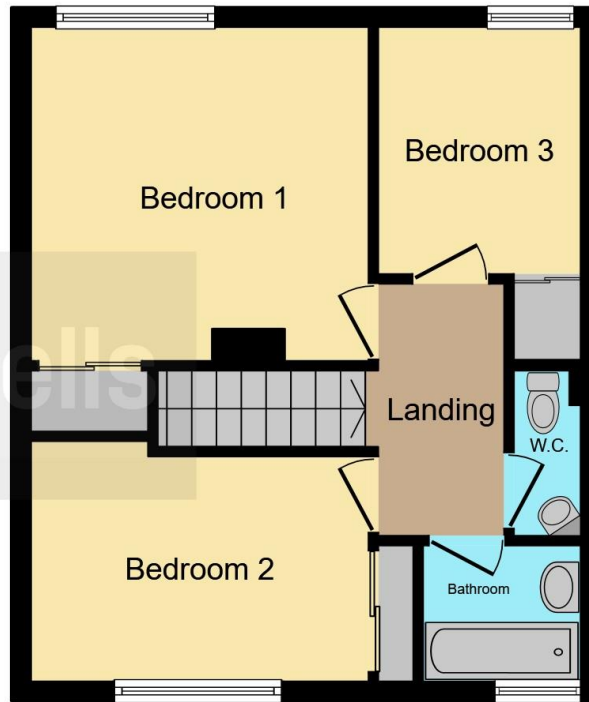
Rear Garden

Laid to lawn with a patio area with wall, fences to the borders, summer house and shed, gate to the rear leading to the park.





Ground Floor



Second Floor



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

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: D

view this property online connells.co.uk/Property/MWK305482

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305482 - 0008