



**Connells**

College Lane  
Hatfield



### Property Description

This fantastic four bedroom detached family home comprises of an entrance porch, generous entrance hall, kitchen/utility room, lounge/conservatory, cloakroom and shower room on the ground floor and then four bedrooms and a family bathroom on the first floor. Externally mature rear garden with block paved patio and a garage en bloc. The property also benefits from original Parquet flooring under the hall and lounge carpet.

The location of the property is close by to the University of Hertfordshire, David Lloyd's leisure centre, the Galleria shopping centre which has an array of shops, restaurants and a cinema and the beautiful historic Hatfield House, Park and Gardens. There are excellent transport links with Hatfield train station giving direct access into Kings Cross and the A1 (M) and M25 being close by. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families. St Albans and Welwyn Garden City town centres are also just a short drive away and both have an excellent selection of shopping and leisure facilities as well as mainline railway stations into London.

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

Carpet.

### Entrance Hall

Coat cupboard, coving to the ceiling, radiator and carpet (original Parquet flooring under carpet).

### Cloakroom

Window to the side, wc, wash hand basin, radiator and tiled flooring.

### Shower Room

Window to the side, shower, radiator and carpet.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

## Lounge

19' 1" x 11' ( 5.82m x 3.35m )

Window to the front, coving to the ceiling, radiator and carpet (original Parquet flooring under carpet).

## Kitchen

9' x 10' 1" ( 2.74m x 3.07m )

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, space for gas cooker and dishwasher, tiled splash back, radiator and tiled flooring.

## Utility Room

9' x 5' ( 2.74m x 1.52m )

Door to the side, space for washing machine, tumble dryer and fridge freezer, radiator and tiled flooring.

## Conservatory

13' x 7' 1" ( 3.96m x 2.16m )

Door to the side, carpet.

## Landing

Window to the side, access to a large loft which is boarded and has a ladder and light, airing cupboard, radiator and carpet.

## Bedroom One

12' x 11' plus built in wardrobe ( 3.66m x 3.35m plus built in wardrobe )

Window to the rear, built in wardrobe/cupboard, coving to the ceiling, radiator and carpet.

## Bedroom Two

8' 1" x 9' into wardrobe ( 2.46m x 2.74m into wardrobe )

Window to the rear, built in wardrobe/cupboard, wash hand basin, radiator and carpet.

## Bedroom Three

10' x 10' ( 3.05m x 3.05m )

Window to the front and side, coving to the ceiling, radiator and carpet.

## Bedroom Four

7' x 11' ( 2.13m x 3.35m )

Window to the front, radiator and carpet.

## Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin in vanity unit and bath with electric shower over, heater towel rail, laminate flooring.

## Garden

Paved patio area, outside tap, with wall and steps up to a lawn area, flower beds, fences and wall to the borders, side gate.

## Garage

Garage en bloc, up and over door.





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

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/MWK305534](http://connells.co.uk/Property/MWK305534)**

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.

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