



Connells

Richards Street
Hatfield



Property Description

This three bedroom semi-detached family home comprises of a porch, cloakroom, lounge and kitchen/diner with doors to the garden on the ground floor and then three bedrooms, one with en suite and a family bathroom on the first floor. Further benefits include a newly installed boiler. Externally there is an enclosed rear garden with several fruit trees and rose plants and garage.

Richards Street is located in a convenient location in Hatfield which is 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 Porch

Cloakroom

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

Lounge

17' 1" x 10' (5.21m x 3.05m)
Window to the front, electric fire, under stairs storage, two radiators and laminate flooring.

Kitchen / Diner

13' 1" x 9' (3.99m x 2.74m)
Window and sliding doors to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas oven and hob, cooker hood, built in washing machine and fridge freezer, space for dishwasher, boiler, radiator and tiled flooring.

Landing

Bedroom One

11' x 10' (3.35m x 3.05m)
Window to the front, built in wardrobes, radiator and laminate flooring.

En Suite

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

Bedroom Two

11' x 7' (3.35m x 2.13m)
Window to the rear, built in wardrobes, radiator and laminate flooring.

Bedroom Three

8' x 5' 1" (2.44m x 1.55m)
Window to the rear, radiator and laminate flooring.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower over.

Garden

Laid to lawn with patio area, fences to the borders, trees and flower beds.

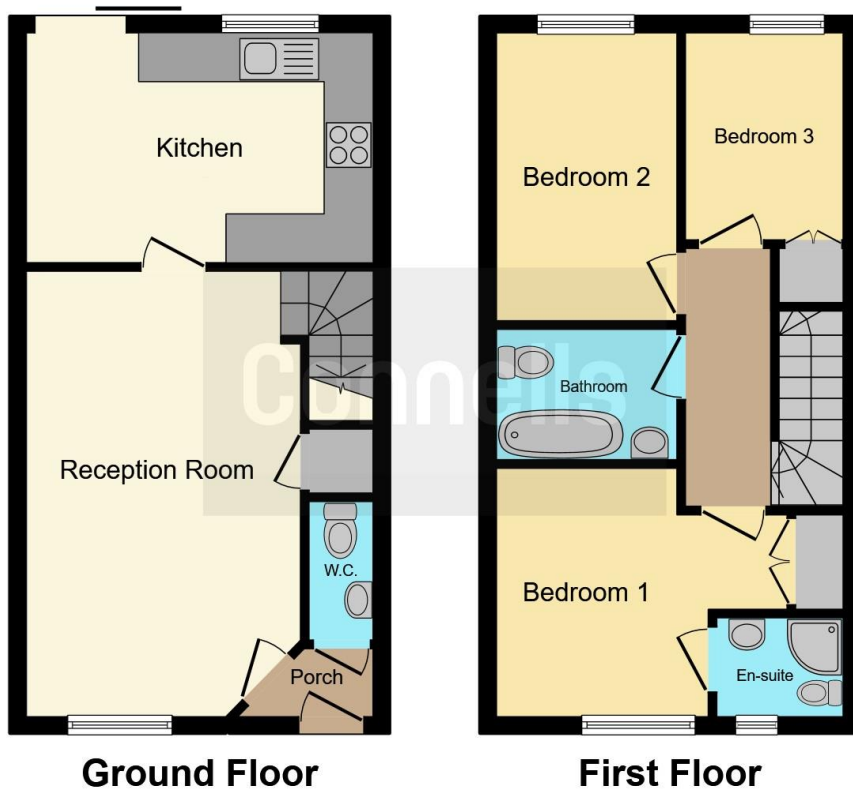
Garage

17' x 8' (5.18m x 2.44m)
Up and over garage door.

Parking

Two parking spaces.





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

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Tenure: Freehold



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Property Ref: MWK305561 - 0004