



**Connells**

Hazel Grove  
Hatfield



### Property Description

This well presented three bedroom terraced family home comprises of an entrance hall, a modern kitchen with door to the rear and a spacious lounge/diner with sliding doors to the rear on the ground floor then three good sized bedrooms and a bathroom with separate wc on the first floor. Externally there is driveway parking for two cars to the front of the property and a good sized mature and secluded enclosed garden to the rear.

Hazel Grove 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

Window to the front and side.

### Kitchen

Window and door to the rear, window to the front, door to lounge and stairs leading to the first floor, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven, gas hob and cooker hood, radiator and tiled flooring.

### Lounge

Window to the front and sliding doors to the rear, electric fire, radiator and laminate flooring.

### Landing

### Bedroom One

Window to the front, fitted wardrobes, radiator and carpet.

### Bedroom Two

Window to the front, cupboard, radiator and carpet.

### Bedroom Three

Window to the rear, cupboard, radiator and laminate flooring.

### Bathroom

Window to the rear, wash hand basin in vanity unit and bath with hand held shower, tiled walls.

### Wc

Window to the rear, wc and wash hand basin in vanity unit, heated towel rail and fully tiled.

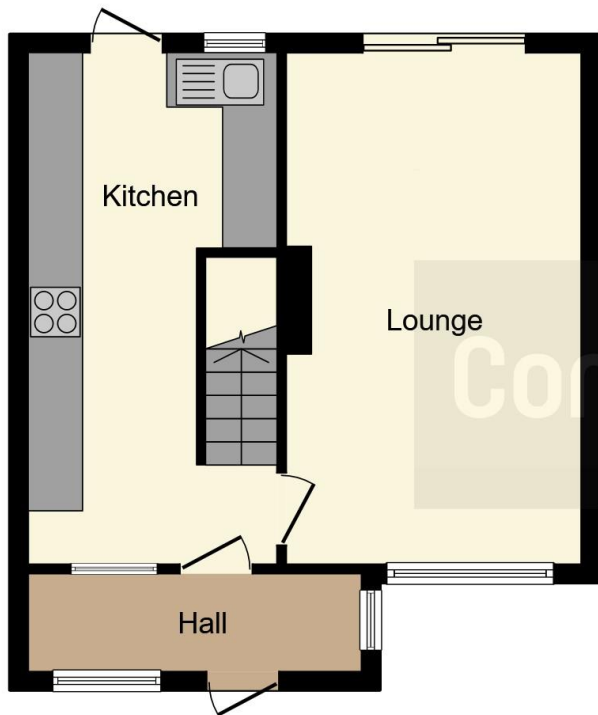
### Parking

Block paved driveway with parking for two cars, walls to the borders.

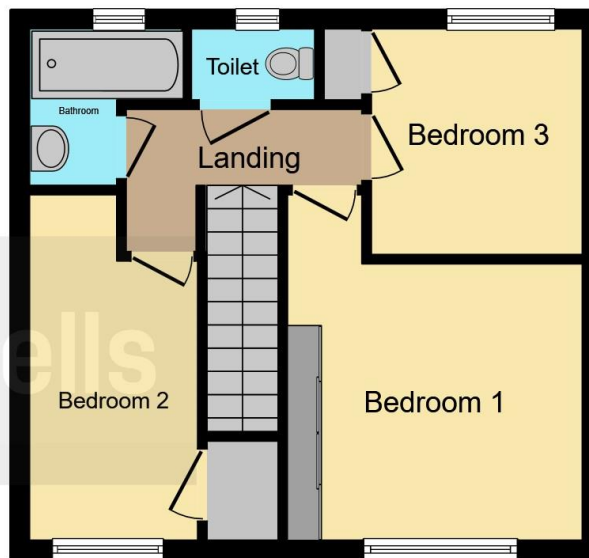
### Garden

Patio area leading directly from the house with steps to lawn with another paved area and garden path, lots of mature shrubs and trees, fences to the borders.





**Ground Floor**



**First 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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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