



**Connells**

Walsingham Close  
Hatfield



# Walsingham Close Hatfield AL10 0RP

for sale offers over  
**£200,000**



## Property Description

This two bedroom mid floor flat comprises of an entrance hall, kitchen, lounge/diner with double doors and a Juliet balcony, two bedrooms, one with built in wardrobes and a bathroom. Externally there are communal gardens and allocated parking.

Walsingham Close is nearby 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.

## Entrance Hall

Port hole window to the rear, entry phone, boiler cupboard, laminate flooring.

## Lounge / Diner

15' x 11' ( 4.57m x 3.35m )

Port hole window and double doors with Juliet balcony to the front, coving to the ceiling, storage heater and laminate flooring.

## Kitchen

5' x 9' 1" ( 1.52m x 2.77m )

Port hole window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric hob, oven and cooker hood, space for washing machine and under counter fridge, laminate flooring.

## Bedroom One

11' plus built in wardrobe x 10' max ( 3.35m plus built in wardrobe x 3.05m max )

Port hole window to the front, built in wardrobe, coving to the ceiling, storage heater and laminate flooring.

## Bedroom Two

7' x 6' ( 2.13m x 1.83m )

Port hole window to the front, laminate flooring.

## Bathroom

Port hole window to the rear, three piece suite comprising of wc, wash hand basin in vanity unit and bath with electric shower, wall heater and laminate flooring.

## Garden

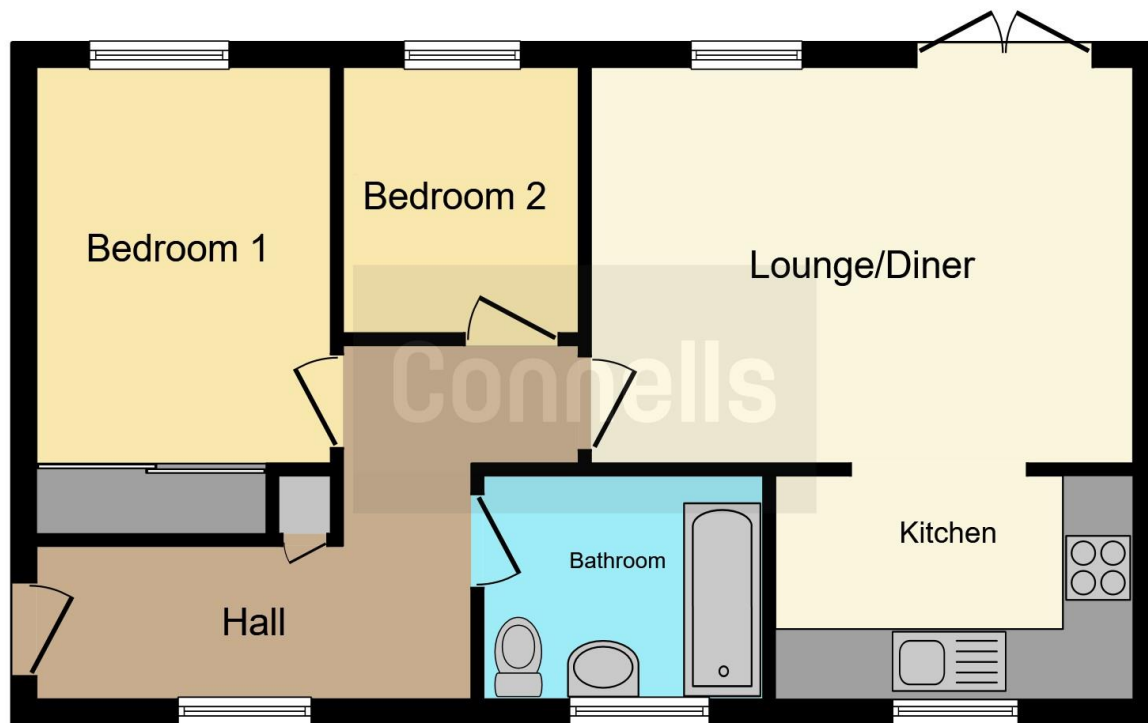
Communal gardens.

## Parking

Allocated parking.







**Ground 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: C**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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