



Connells

Peregrine Way
Hatfield



Property Description

Offered to the market chain free and having undergone a comprehensive renovation throughout, this beautifully presented four-bedroom home in the sought-after area of Hatfield is perfect for growing families or those looking for generous living space with contemporary finishes.

Benefiting from a double-storey rear extension and loft conversion, the property boasts a wealth of accommodation arranged over three floors. The ground floor features a spacious dual-aspect living room, a stunning open-plan kitchen diner with dual aspect windows and direct access to the rear garden - ideal for both everyday living and entertaining. There are four well-proportioned bedrooms, including a master bedroom with en suite, complemented by a modern family bathroom, a separate shower room, and a convenient downstairs WC. Externally, the home continues to impress with off-road parking for two or more vehicles, and a delightful landscaped garden complete with a beautiful summer house, perfect as a home office, studio or relaxation space.

Peregrine Way is located in a family-friendly neighbourhood 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.



Wc

Lounge

16' 2" max x 10' 4" max (4.93m max x 3.15m max)

Dining Room

20' 9" max x 10' 2" max (6.32m max x 3.10m max)

Kitchen

13' 1" max x 7' 1" max (3.99m max x 2.16m max)

Bedroom One

21' 6" max x 12' 7" max (6.55m max x 3.84m max)

En Suite

7' 1" max x 4' 5" max (2.16m max x 1.35m max)

Bedroom Two

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Bedroom Three

7' 2" max x 6' 9" max (2.18m max x 2.06m max)

Bedroom Four

13' 2" max x 12' 7" max (4.01m max x 3.84m max)

Shower Room

7' 5" max x 6' 3" max (2.26m max x 1.91m max)

Bathroom

10' 1" max x 5' 8" max (3.07m max x 1.73m max)

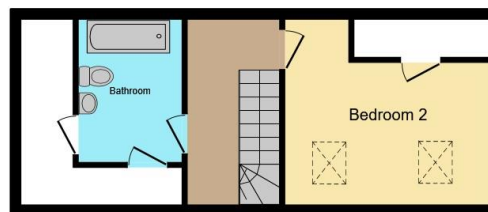
Outbuilding

13' 2" max x 11' max (4.01m max x 3.35m max)





Ground Floor



Second 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

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: C Council Tax
Band: E

view this property online connells.co.uk/Property/MWK305995



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: MWK305995 - 0010