



Connells

Garden Avenue
Hatfield



Property Description

Ideally situated in a sought-after location in Hatfield, this well-presented three-bedroom mid-terrace home offers spacious and versatile living perfect for families, first-time buyers, or investors.

The property features a bright and airy open-plan living and dining area, a well-equipped kitchen, and the added convenience of a downstairs WC. Upstairs, you'll find three generously sized bedrooms, a modern family bathroom, and a separate WC for added practicality.

Externally, the home benefits from both front and rear gardens, providing excellent outdoor space for entertaining, gardening, or relaxing. The property also features solar panels, helping to reduce energy costs and increase efficiency.

Garden Avenue 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 the A1 (M) motorway and 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.

This home offers excellent transport links and access to local amenities, schools, and green spaces.



Cloakroom

3' 8" max x 2' 5" max (1.12m max x 0.74m max)

Lounge

19' 5" max x 10' 9" max (5.92m max x 3.28m max)

Kitchen

17' 2" max x 10' 3" max (5.23m max x 3.12m max)

Landing

8' 1" max x 5' 4" max (2.46m max x 1.63m max)

Bedroom One

12' 9" max x 10' 5" max (3.89m max x 3.17m max)

Bedroom Two

13' 3" max x 7' 4" max (4.04m max x 2.24m max)

Bedroom Three

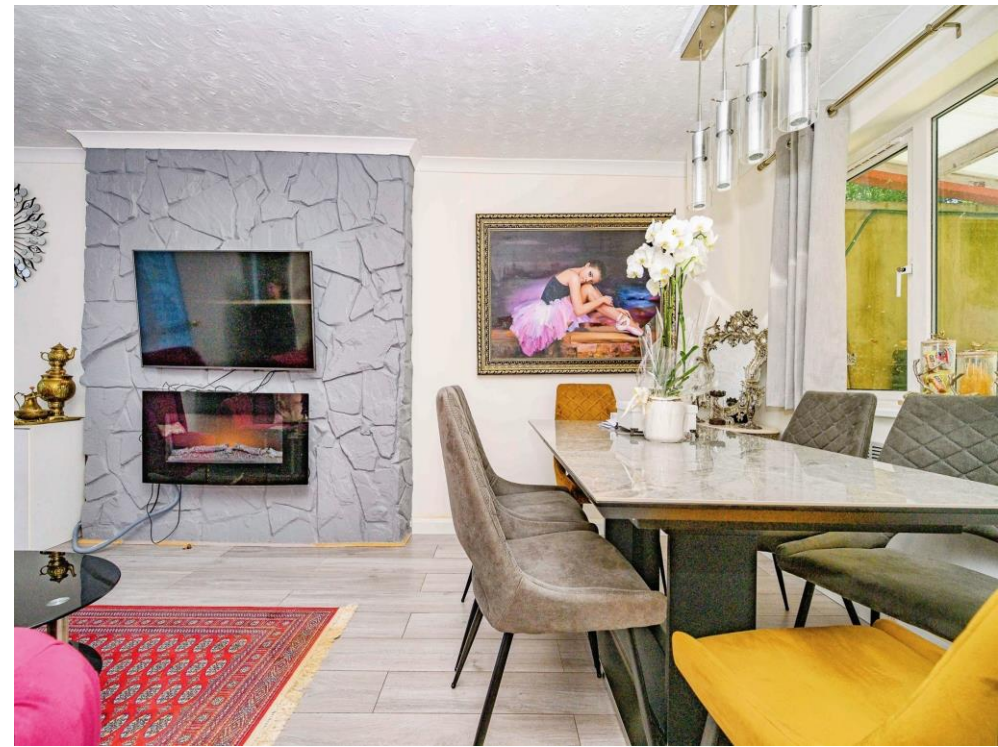
8' 6" max x 8' 2" max (2.59m max x 2.49m max)

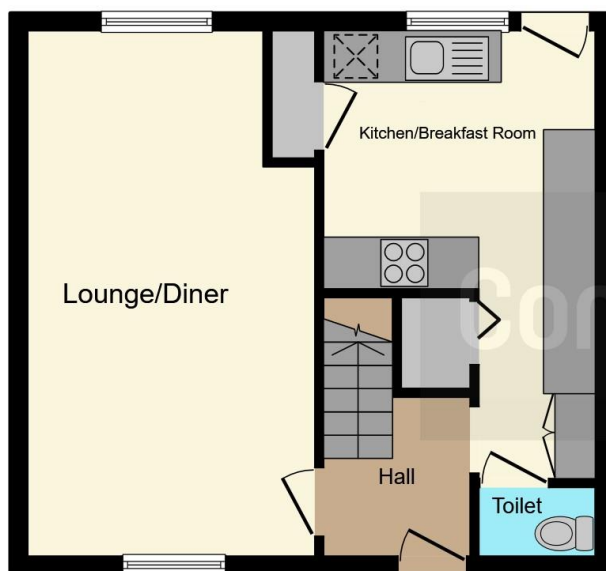
Bathroom

6' max x 5' max (1.83m max x 1.52m max)

Wc

4' 3" max x 2' 9" max (1.30m max x 0.84m max)





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

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EPC Rating: F Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: MWK306037 - 0004