



**Connells**

Woods Avenue  
Hatfield



Woods Avenue  
Hatfield AL10 8LY

for sale offers over  
**£400,000**



### Property Description

Situated in a sought-after location just one mile from Hatfield Station, this well-proportioned three bedroom end-of-terrace home offers the perfect blend of space, comfort, and convenience. Whether you're a growing family, a commuter, or an investor, this property ticks all the boxes.

Step inside to discover a large dual-aspect living and dining room, flooded with natural light and offering versatile space for both relaxing and entertaining. The heart of the home is the expansive kitchen, complete with ample work surfaces and storage - ideal for keen cooks and busy households alike.

Upstairs, you'll find three generous bedrooms and a well-appointed family bathroom. Outside, the property boasts a substantial private rear garden, perfect for outdoor living, gardening, or simply unwinding after a long day.

Woods 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 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.



### Lounge

20' 7" mx x 13' 1" max ( 6.27m mx x 3.99m max )

### Kitchen

20' 7" max x 13' 4" max ( 6.27m max x 4.06m max )

### Bedroom One

13' 3" max x 9' 8" max ( 4.04m max x 2.95m max )

### Bedroom Two

13' 1" max x 10' 8" max ( 3.99m max x 3.25m max )

### Bedroom Three

11' 9" max x 6' max ( 3.58m max x 1.83m max )

### Bathroom







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)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/MWK305940](http://connells.co.uk/Property/MWK305940)**

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.

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Property Ref: MWK305940 - 0005