

Connells

Woods Avenue Hatfield

# Woods Avenue Hatfield AL10 8LY







## **Property Description**

Situated in a sought-after location just one mile from Hatfield Station, this wellproportioned 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 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

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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. 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 )

max )

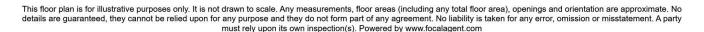
Bedroom Three

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









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





Tenure: Freehold





<sup>1.</sup> 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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