



Connells

Wood Close
Hatfield



Property Description

Situated in a quiet cul-de-sac in the heart of Hatfield, this generously proportioned four double bedroom mid-terraced townhouse offers flexible and well-balanced accommodation across three floors - ideal for growing families, investors, or professionals and offered CHAIN FREE.

Upon entry, you are welcomed by a spacious kitchen/diner, perfect for modern family living and entertaining, alongside a separate lounge providing a comfortable retreat. The property further benefits from two contemporary shower rooms and a separate family bathroom, offering convenience for larger households. Outside, enjoy a private enclosed rear garden, ideal for relaxing or entertaining in the warmer months, while driveway parking to the front ensures off-road convenience.

The property is located in a sought after area of Hatfield which is close by to local amenities, well-regarded primary and secondary schools, the University of Hertfordshire and Hatfield train station giving direct access into Kings Cross. David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema is also close by.

Located close to local amenities, excellent transport links, and popular schools, this property presents an exciting opportunity in a sought-after Hertfordshire location.

Offered with no onward chain, early viewing is highly recommended.

Entrance Hall

Kitchen/Diner

15' 4" max x 12' 1" max (4.67m max x 3.68m max)

Shower Room

Lounge

16' 4" max x 7' 5" max (4.98m max x 2.26m max)

Bedroom One

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Bedroom Two

8' 4" max x 8' 4" max (2.54m max x 2.54m max)

Shower Room

15' 4" max x 12' 1" max (4.67m max x 3.68m max)

Bedroom Three

12' 4" max x 8' 11" max (3.76m max x 2.72m max)

Bedroom Four

9' 1" max x 8' 4" max (2.77m max x 2.54m 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

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: D

view this property online connells.co.uk/Property/MWK306140

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: MWK306140 - 0005