



Connells

College Lane
Hatfield



Property Description

This charming mid-terrace cottage has been fully renovated throughout, offering stylish, modern living while retaining its cosy character. Ideally located 1.6 miles from Hatfield Station and close to a range of local amenities, it is perfectly suited for commuters, first-time buyers, or those seeking a ready-to-move-into home.

The ground floor features a bright and welcoming lounge/diner, providing an excellent open-plan space for both relaxing and entertaining. The contemporary fully integrated kitchen is finished to a high standard, complete with quality appliances and ample storage along with a luxury four-piece family bathroom, beautifully designed with both a bath and separate shower. Upstairs, the property offers two well-presented bedrooms both with fitted wardrobes which offer huge amounts of storage/cupboard space. There is a fully boarded loft which is carpeted and has electricity. Externally, the home benefits from front and rear gardens, offering lovely outdoor space for dining, gardening, or unwinding. There is permit parking with enough space to park outside the house for two cars plus visitors. Finished to an exceptional standard and set in a highly convenient location, this delightful cottage is one not to be missed. Early viewing is strongly recommended.

The property is close by to the University of Hertfordshire, David Lloyd's leisure centre, the Galleria shopping centre which has an array of shops, restaurants and a cinema.

Lounge

13' 2" max x 10' 7" max (4.01m max x 3.23m max)

Kitchen

13' 3" max x 10' 7" max (4.04m max x 3.23m max)

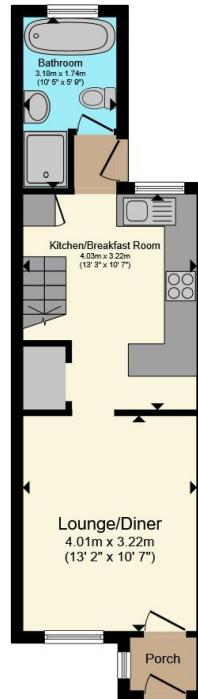
Bedroom One

10' 6" max x 8' 5" max (3.20m max x 2.57m max)

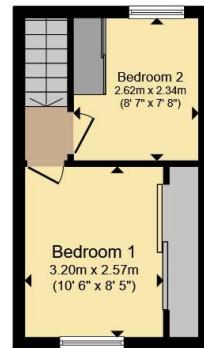
Bedroom Two

8' 7" max x 7' 8" max (2.62m max x 2.34m max)





Ground Floor



First Floor

Total floor area 52.2 m² (562 sq.ft.) approx

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.propertybox.io

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/MWK306165



Tenure: Freehold



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