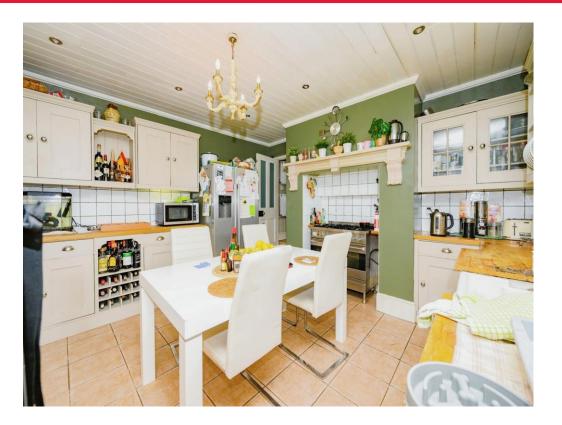


Connells

Mill Green Hatfield

# Mill Green Hatfield AL9 5NZ







## **Property Description**

This exquisite extended four bedroom detached Victorian family home was built in the late 1880's and was once part of the Hatfield House Estate and retains many of the original features and historic charm. The House comprises of an entrance hall which leads to the snug, dining/reception room, kitchen/breakfast room, garden room and shower room. Through the kitchen there is a utility room, further reception room and cloakroom. On the first floor there are four bedrooms, the master with en suite and dressing room and then a family bathroom. Externally there is a beautiful wrap around garden, a large gravel driveway with parking for several cars and a double garage. The property also benefits from a self-contained annexe which includes a private entrance, bedroom and shower room.

The Laurels is situated in a desirable location between Welwyn Garden City and Hatfield, both are just a short drive away and have an excellent selection of shopping and leisure facilities as well as mainline railway stations to London. Close by in Hatfield you also have the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema as well as having good bus links and easy access to motorway networks.

#### **Entrance Hall**

Snug 14' 1" x 13' 9" ( 4.29m x 4.19m ) Reception Room 12' 1" x 11' 1" ( 3.68m x 3.38m ) Dining Room 13' 8" x 9' 1" ( 4.17m x 2.77m ) Shower Room

**Garden Room** 13' 4" x 12' 2" ( 4.06m x 3.71m ) **Kitchen / Breakfast Room**  15' 2" x 13' 5" ( 4.62m x 4.09m ) **Utility Room** 

#### Cloakroom

**Studio**24' 1" x 12' 8" ( 7.34m x 3.86m ) **Landing** 

**Bedroom One** 13' 7" x 12' 1" ( 4.14m x 3.68m ) **Dressing Room** 

#### **En Suite**

Bedroom Two
12' 1" x 12' 4" ( 3.68m x 3.76m )
Bedroom Three
13' x 12' 1" ( 3.96m x 3.68m )
Bedroom Four
10' x 9' 9" ( 3.05m x 2.97m )
Bathroom

Cellar
19' 8" x 13' 1" ( 5.99m x 3.99m )
Garage 1
16' 7" x 9' 1" ( 5.05m x 2.77m )
Garage 2
13' 3" x 11' ( 4.04m x 3.35m )
Out Building
10' 1" x 8' 2" ( 3.07m x 2.49m )
Annex:

Bedroom 14' 3" x 13' 7" ( 4.34m x 4.14m ) Kitchen 16' 5" x 6' 9" ( 5.00m x 2.06m ) Utility Room 7' 9" x 6' 1" ( 2.36m x 1.85m ) Shower Room









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: C Council Tax Band: G







<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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