



Great North Road, Hatfield - AL9 5LP

£425,000

SEMI DETACHED COTTAGE • THREE BEDROOMS • TWO BATHROOMS • LIVING ROOM WITH LOG BURNER • MODERN KITCHEN/DINER • COURTYARD GARDEN • CLOSE TO TRAIN STATION • CLOSE TO AMENITIES • FREEHOLD • EPC RATING - D

KINGS

Sales Lettings Management



Situated near to many local amenities including The Ryde Primary School, Hatfield House & Park, Hatfield Train Station and Tesco Extra is this well presented three bedroom semi detached double fronted cottage. The ground floor comprises a spacious living room with oak floor, log burning fire and dual bay windows, a modern kitchen/diner offering plenty of storage and worktop surfaces and a modern family bathroom installed approximately three years ago. The first floor features a bright and airy landing, master bedroom with fitted wardrobes, second single bedroom, third single bedroom with skylight and shower room. This home further benefits from a pretty courtyard garden, two external brick storage units, one currently used as a utility room and houses the boiler, the potential to extend to the side subject to the necessary permissions and consents and the opportunity to reinstate the driveway (currently gated off).



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency
Rating: D

EPC Environmental Impact
Rating: D





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
938.13 ft²
87.16 m²

Reduced headroom
12.83 ft²
1.19 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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