



Cranborne Road, Hatfield – AL10 8AP

£800,000 Freehold

SUBSTANTIAL DETACHED HOUSE • FOUR DOUBLE BEDROOMS • LARGE REAR GARDEN • DOUBLE GARAGE & DRIVEWAY
• REQUIRES MODERNISATION • MOMENTS FROM TRAIN STATION • HIGHLY SOUGHT AFTER LOCATON • CHAIN FREE •
FREEHOLD • EPC RATING – TBC

KINGS

Sales Lettings Management



Situated on one of Hatfield's Premier streets is this substantial four bedroom detached residence requiring modernisation moments from Hatfield Train Station (fast train to Kings Cross and a Moorgate line), sought after schools including Countess Anne Primary and Bishops Hatfield Girls School and a short walk to the picturesque grounds of Hatfield House & Park. The ground floor comprises a bright and inviting entrance hall, spacious dual aspect living room with fireplace, separate dining room with bay window, large kitchen with serving hatch, utility space and a cloakroom. The first floor features an imposing master bedroom with fitted wardrobes and dressing room which could be used as another bedroom or turned into an en-suite, second double bedroom with fitted wardrobes, third double bedroom with fitted wardrobes, fourth smaller double bedroom and a family bathroom.



This freehold property further benefits from a significant 80ft (approx) mature rear garden with several fruit bearing trees such as a Golden Gage plum, two apple and a pear, double garage with electric roller door, driveway for two cars which could be extended for additional space and is offered for sale on a chain free basis.

Council Tax band: G

Tenure: Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2096.9 ft²
194.81 m²

Reduced headroom

2.13 ft²
0.2 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.

GIRAFFE360

