



Oaklands Wood, Hatfield – AL10 8LU

Guide Price £500,000 – £525,000 Freehold

FOUR BEDROOM TOWNHOUSE • 0.2km TO BISHOPS HATFIELD GIRLS SCHOOL (OUTSTANDING) • SPACIOUS L-SHAPED LIVING ROOM • MODERN KITCHEN/DINING ROOM • RECENTLY REFURBISHED EN-SUITE & REMODELLED W/C • GARAGE & DRIVEWAY • WALKING DISTANCE TO TRAIN STATION • CHAIN FREE • FREEHOLD • EPC RATING – C

KINGS
SALES LETTINGS MANAGEMENT



Situated in a quiet residential cul-de-sac close to many amenities including the Ofsted Outstanding Bishops Hatfield Girls School (0.2km), Hatfield Community Free School (0.12km), a ten minute walk to Hatfield Train Station (23 minute fast train to Kings Cross and a Moorgate line), easy access to A1(m) and M25, and the many shops of the Town Centre is this immaculately presented four bedroom townhouse offered for sale on a chain free basis. The ground floor comprises an inviting entrance hall with storage and recently installed W/C, well appointed and recently decorated kitchen/diner with large under stairs cupboard and an integral garage (potential to convert subject to the necessary permissions and consents). The first floor features a large L-shaped living room with dual windows and a master bedroom with brand newly installed en-suite shower room and fitted wardrobes including a work from home area. The top floor benefits from a full width double bedroom, another double bedroom, a well proportioned single bedroom and a recently restyled family bathroom.



Council Tax band: E

Tenure: Freehold

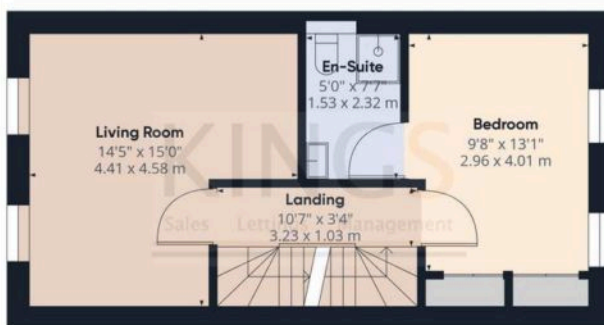
EPC Energy Efficiency
Rating: C

EPC Environmental Impact
Rating: D

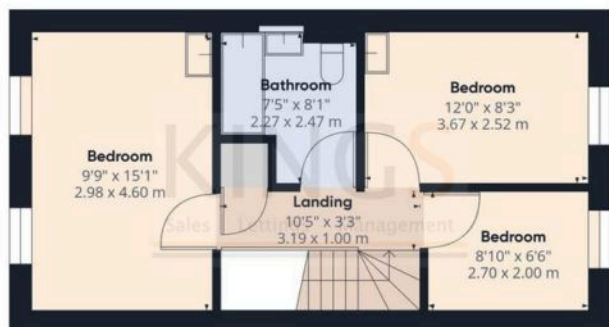




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1271.95 ft²
118.17 m²

(1) Excluding balconies and terraces

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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