

## Willow House, Salisbury Square, Hatfield – AL9

### £1,700 pcm

MAISONETTE • TWO DOUBLE BEDROOMS • MODERN FITTED KITCHEN • OPEN PLAN LIVING • CLOSE TO STATION •  
UNFURNISHED • AVAILABLE ASAP

**KINGS**  
SALES LETTINGS MANAGEMENT

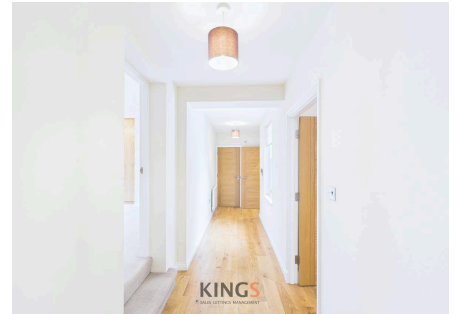
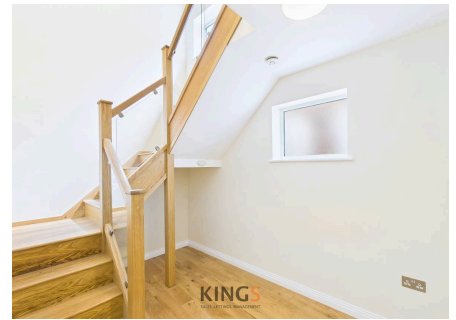




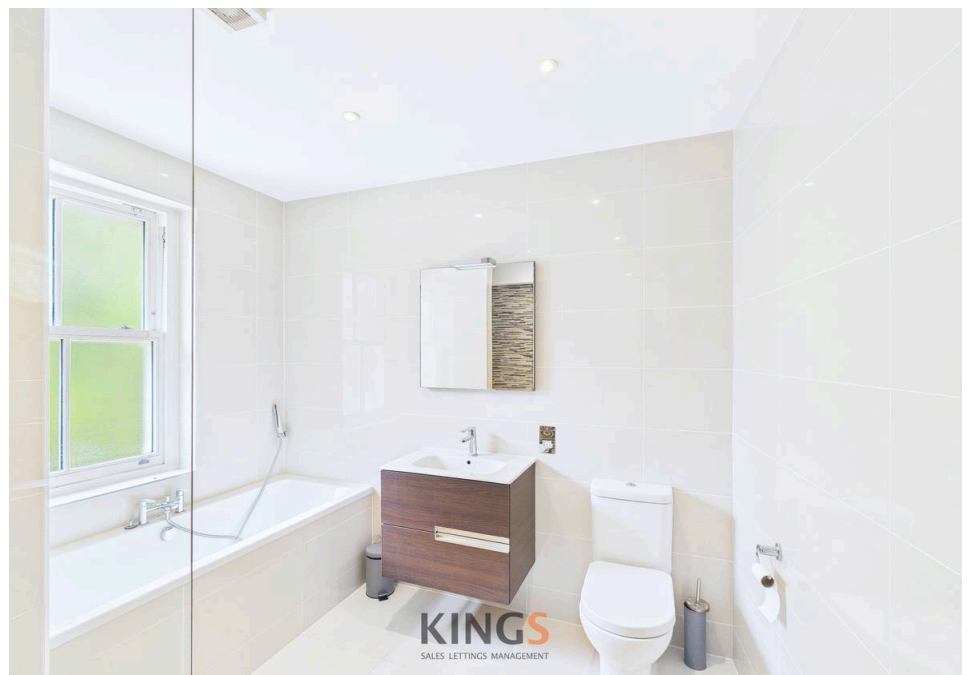
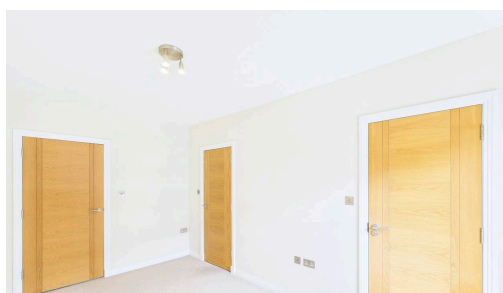
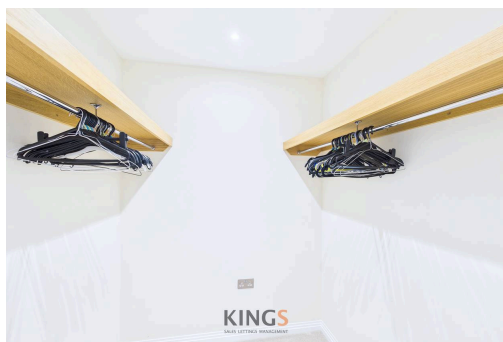
This beautifully maintained and recently decorated two double bedroom maisonette is available for immediate occupancy and offers stylish, modern living across two floors.

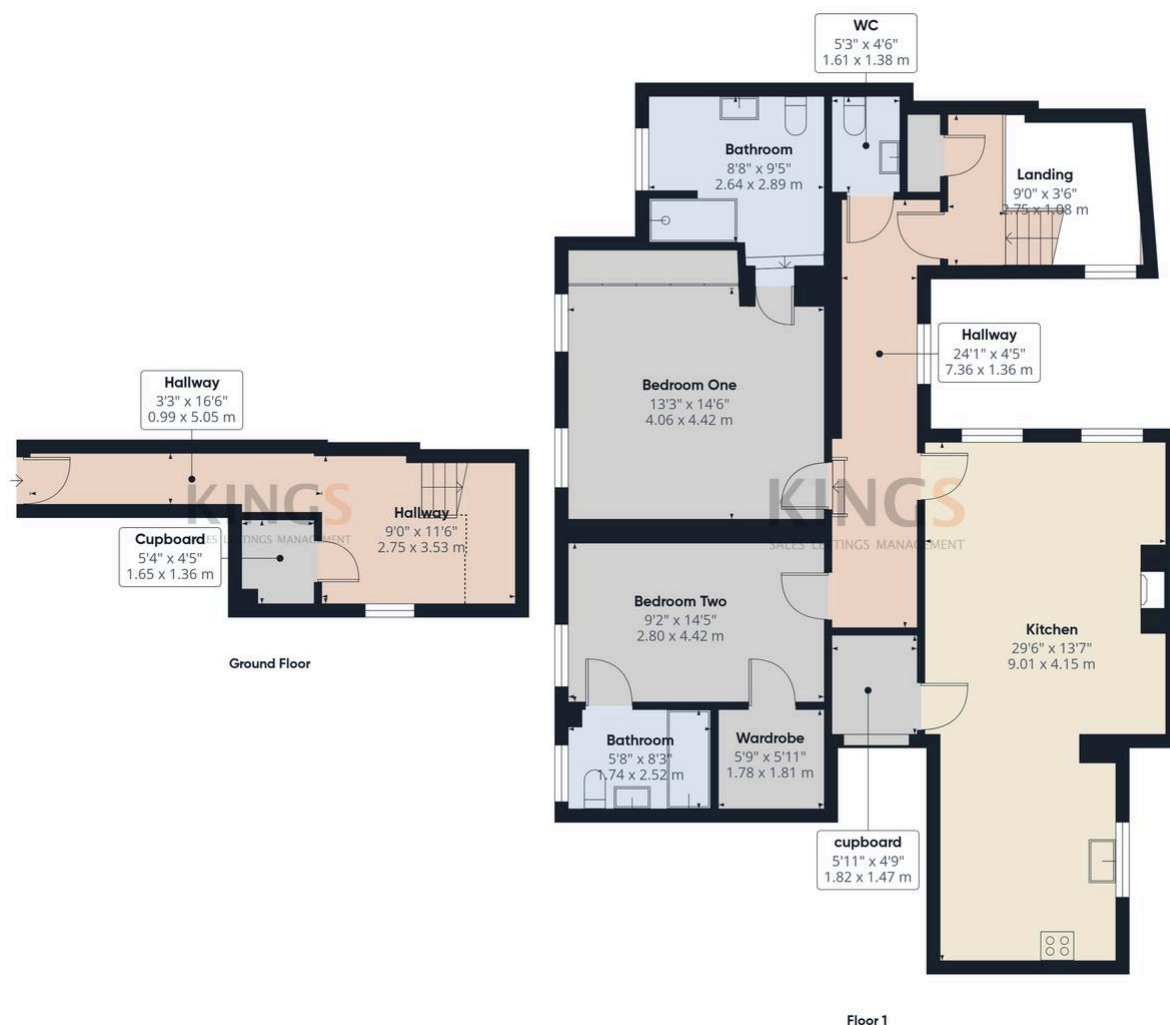
The ground floor welcomes you with a spacious entrance hall providing ample built-in storage. On the first floor, you'll find a generous dual-aspect open-plan living and dining area, complemented by a sleek, contemporary fitted kitchen with integrated appliances and an additional storage cupboard. The master bedroom features fitted wardrobes and a private en-suite bathroom, while the second double bedroom benefits from a walk-in closet and a modern family bathroom.

Additional features include a video entry phone system for added security and convenience. The property is ideally located for access to the A1(M), and is within walking distance of a wide range of local amenities, including Hatfield Train Station, Hatfield Park & House, and the shops and restaurants of Old Hatfield.



Council Tax band: D  
EPC Energy Efficiency  
Rating: C  
EPC Environmental Impact  
Rating: C





Approximate total area<sup>(1)</sup>

1272 ft<sup>2</sup>

118.2 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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