

Overfield Close, Hatfield, AL10 8FU

Price: £475,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Built approx. 18 months ago is this well presented 3 bedroom 2 bathroom semi-detached family home which features a good size lounge, kitchen/breakfast room, ground floor cloakroom, driveway for 2 vehicles, low maintenance rear garden and side access.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- 2 BATHROOMS
- BUILT APPROX. 18 MONTHS AGO
- 8 YEARS REMAINING ON THE NHBC CERTIFICATE
- GOOD SIZE LOUNGE
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- SIDE ACCESS
- DRIVEWAY FOR 2 VEHICLES

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FEATURES

DESCRIPTION

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ACCOMMODATION

LIVING ROOM
KITCHEN/DINER
GROUND FLOOR CLOAKROOM

3 BEDROOMS - one with En-Suite shower room
FAMILY BATHROOM

LOW MAINTENANCE REAR GARDEN
SIDE ACCESS
DRIVEWAY FOR 2 VEHICLES

LOCATION

Overfield Close is a turning off Old Rectory Drive which in turn is off B197 French Horn Lane. This property is close to several schools and variety of shops. The A1(M) is only a short drive away. The mainline railway station is only a short walk away (Kings Cross/Moorgate).

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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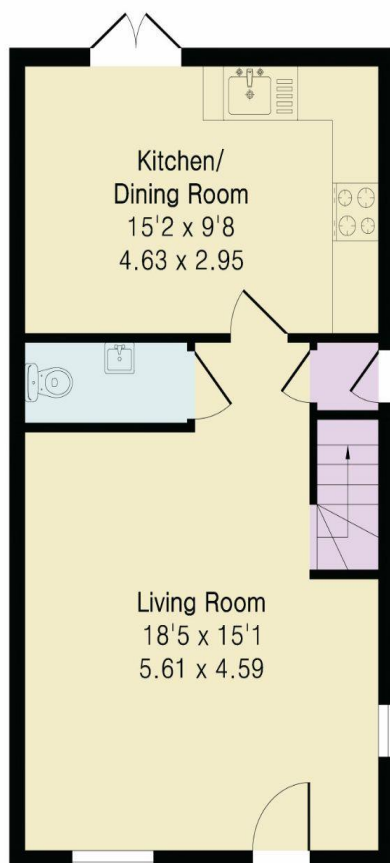


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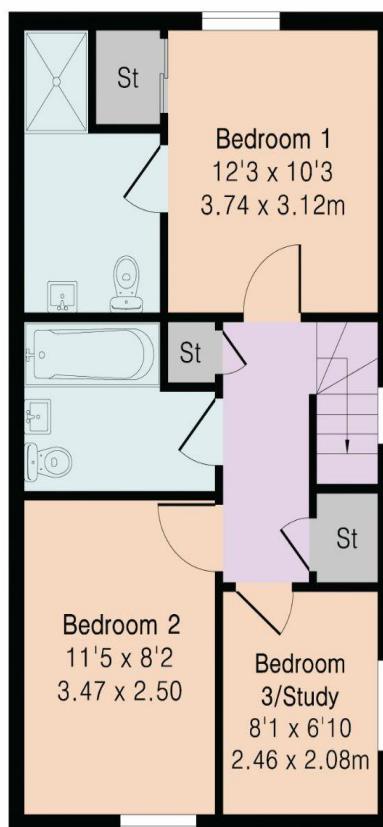
Approximate Gross Internal Area 864 sq ft - 80 sq m

Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 432 sq ft – 40 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

