



Ivy Walk, Hatfield – AL10 9FX

£475,000 Freehold

SEMI DETACHED • THREE BEDROOM • MODERN RE FITTED KITCHEN WITH 30MM QUARTZ WORK TOPS • WALK IN LARDER UNIT / BREAKFAST BAR • LIGHT AND AIRY LOUNGE WITH BAY WINDOW • CLOAKROOM • BEDROOM ONE WITH RE FITTED SHOWER ROOM • RE FITTED FAMILY BATHROOM • FREEHOLD • EPC RATING – C

KINGS
SALES LETTINGS MANAGEMENT



This exceptional three-bedroom, two-bathroom semi-detached house stands out with its distinctive brick and flint facade and charming bay windows, creating a unique first impression and excellent kerb appeal in the quiet but popular Garden Village area of Hatfield. Upon entering, you are welcomed by two spacious reception rooms, both filled with natural light thanks to expansive bay windows. The living area features a stylish modern fireplace and hard flooring striking the perfect balance between contemporary design and homely comfort. The open-plan kitchen and dining area is truly the heart of the home, featuring sleek modern cabinetry, integrated appliances, butler sink, and a versatile kitchen island ideal for meal preparation or casual dining. Large French doors flood the space with light and offer seamless access to the garden, creating a wonderful indoor-outdoor living experience. Each bedroom is generously proportioned, finished in a modern neutral palette, and benefits from large windows for a bright and inviting atmosphere. Built-in wardrobes and clever storage solutions provide practicality without compromising on style.

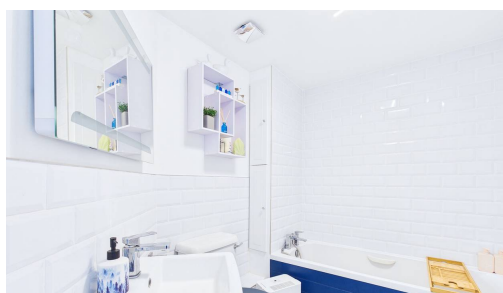


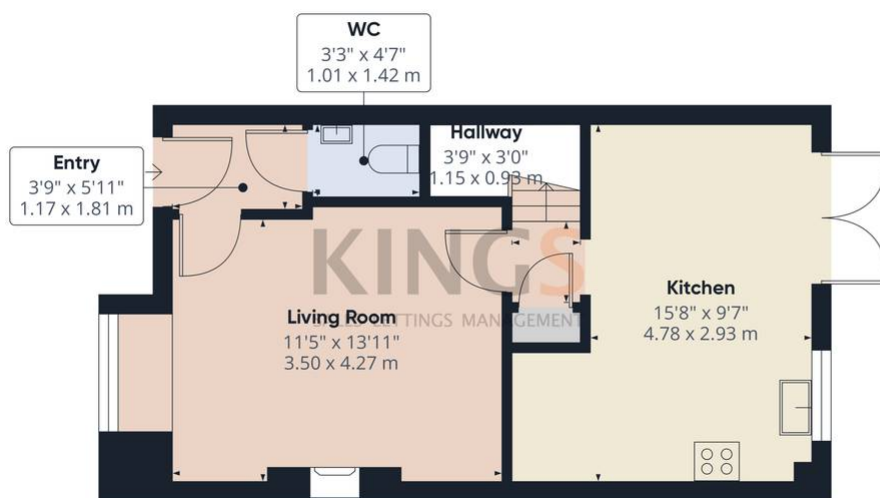
Council Tax band: TBD

Tenure: Freehold

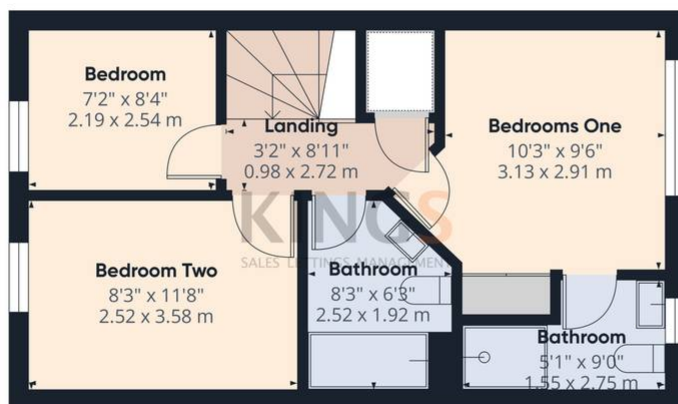
EPC Energy Efficiency
Rating: C

EPC Environmental
Impact Rating: D





Ground Floor



First Floor



Approximate total area⁽¹⁾
851 ft²
79.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

