



Connells

Falcon Close
Hatfield

Falcon Close Hatfield AL10 8QY

for sale offers over
£500,000



Property Description

A beautifully presented and fully renovated three-bedroom link-detached family home, ideally situated in a highly convenient Hatfield location just 0.2 miles from the University of Hertfordshire and approximately 1 mile from The Galleria shopping centre.

Finished to an exceptional standard throughout, this impressive property offers bright and spacious accommodation comprising a welcoming living room, a contemporary kitchen/diner fitted with a range of fully integrated appliances, a modern family bathroom, and a convenient downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms, making it an ideal choice for families, professionals, or investors alike.

Externally, the home features an expansive and private rear garden, perfect for entertaining and outdoor relaxation, complete with a stylish pergola area. To the front, there is off-road parking for up to four vehicles in addition to a garage, providing ample parking and storage solutions.

Further benefits include a long lease of approximately 932 years remaining, no service charge, and a nominal ground rent of just £18 per annum.

This superb home combines contemporary living with excellent local amenities, transport links, and educational facilities nearby, making it a rare opportunity in a sought-after Hatfield location.

Hall

Wc

Kitchen/Diner

15' 5" max x 8' 6" max (4.70m max x 2.59m max)

Living Room

15' 5" max x 12' 6" max (4.70m max x 3.81m max)

Bedroom One

15' 5" max x 8' 6" max (4.70m max x 2.59m max)

Bedroom Two

12' 8" max x 8' 11" max (3.86m max x 2.72m max)

Bedroom Three

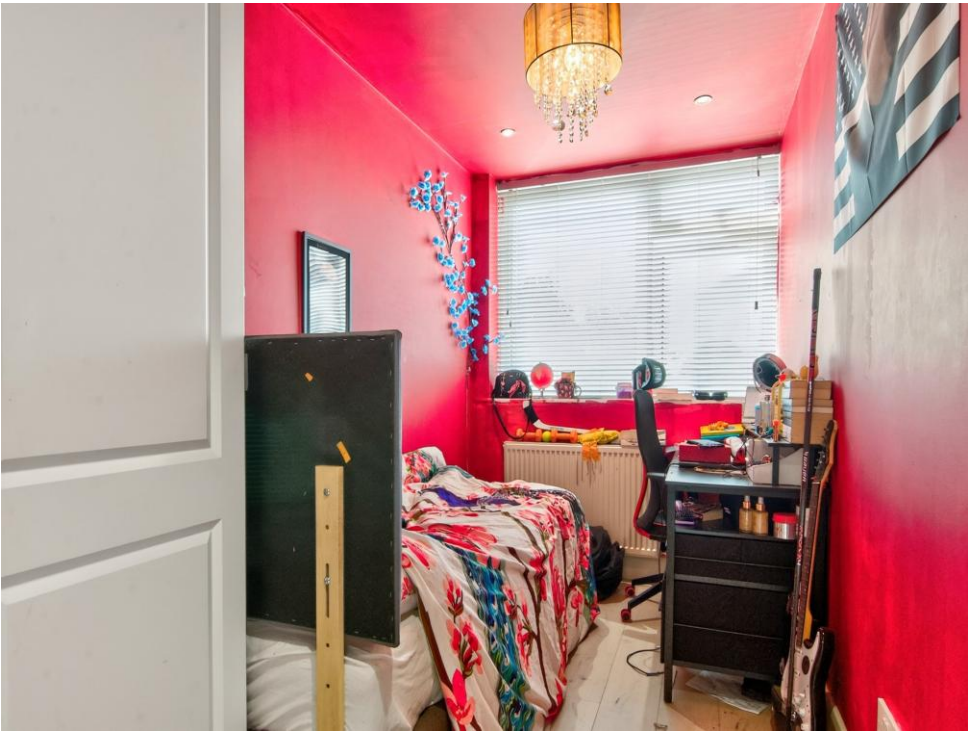
12' 8" max x 6' 5" max (3.86m max x 1.96m max)

Shower Room

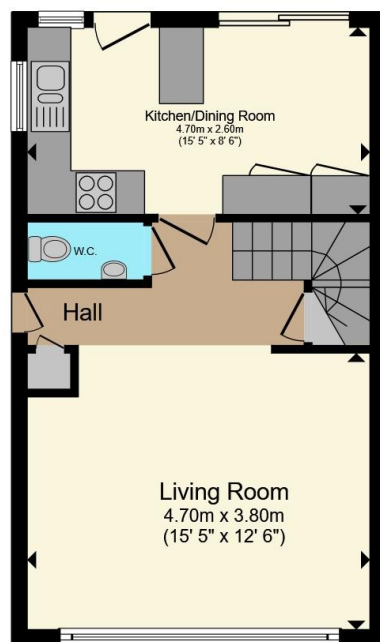
Garage

19' max x 13' 1" max (5.79m max x 3.99m max)

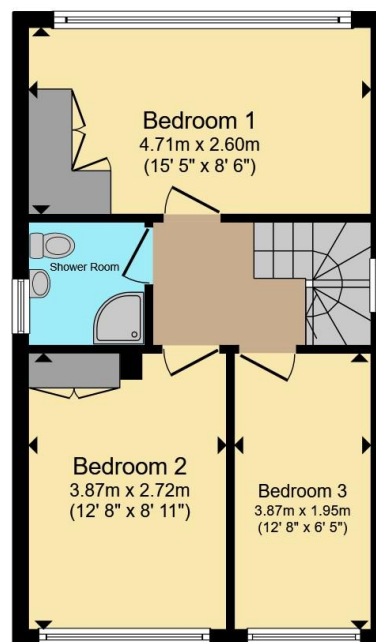




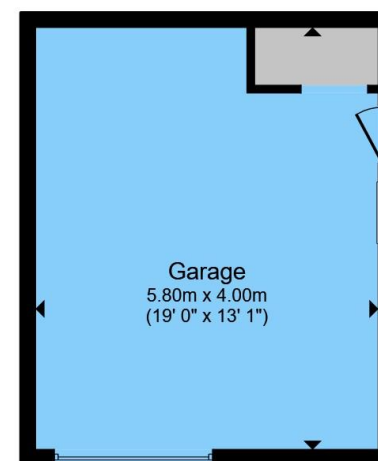




Ground Floor



First Floor



Garage

Total floor area 105.0 m² (1,130 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
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EPC Rating: D

Council Tax
Band: E

Service Charge: Ask
Agent

Ground Rent:
18.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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