



Connells

Ground Lane
Hatfield



Property Description

This beautifully presented four double bedroom detached home offers generous living space, modern finishes, and excellent potential to extend (STPP), making it an ideal choice for growing families.

The property boasts a spacious and versatile ground floor layout, featuring a bright and inviting lounge and a separate dining room, both benefiting from double doors that open directly onto the rear garden-perfect for entertaining and indoor-outdoor living. The extended kitchen is a real focal point of the home, offering a contemporary design with a central island, integrated appliances and ample space for cooking and socialising.

Upstairs, you will find four well-proportioned double bedrooms, providing comfortable accommodation for the whole family. The family bathroom is finished to a high standard and features a luxurious Jacuzzi bath, complemented by a separate shower room and an additional downstairs WC for convenience.

Externally, the property truly excels with a beautifully maintained rear garden that offers a high degree of privacy, as it is not overlooked. The garden also features a charming summerhouse, ideal for relaxation or use as a home office. To the front, there is ample off-road parking for four to five vehicles.

Ideally located just 0.6 miles from Hatfield Station, the property offers excellent transport links, while also being within walking distance of local shops, schools, and amenities.



Hall

WC

Kitchen / Diner

11' max x 15' 9" max (3.35m max x 4.80m max)

Lounge

10' 10" max x 15' 1" max (3.30m max x 4.60m max)

Dining Room

17' 1" max x 8' 10" max (5.21m max x 2.69m max)

Landing

Bedroom One

13' 10" max x 14' 9" max (4.22m max x 4.50m max)

Bedroom Two

9' 2" max x 12' 10" max (2.79m max x 3.91m max)

Bedroom Three

9' 2" max x 9' 2" max (2.79m max x 2.79m max)

Bedroom Four

8' 2" max x 9' 2" max (2.49m max x 2.79m max)

Bathroom

Shower Room

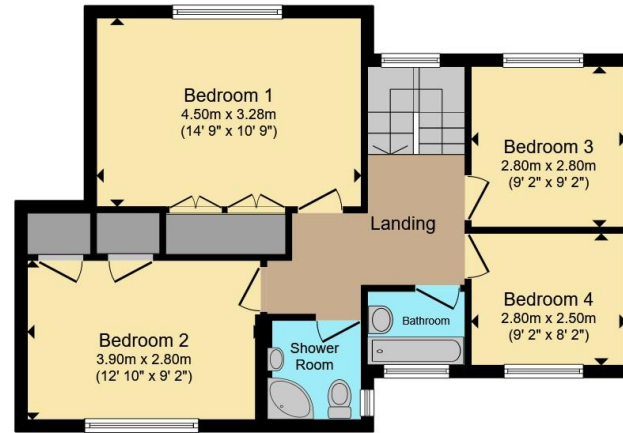








Ground Floor



First Floor

Total floor area 128.0 m² (1,377 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



To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306341



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK306341 - 0008