



The Paddock, Hatfield, AL10



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O.I.E.O £525,000

- Chain Free
- Well-Maintained Family Home
- Quick Access to A1(M)
- Short Drive to Hatfield Train Station
- Beautiful L-Shaped Garden
- Downstairs Shower Room
- Garage and Off Street Parking
- EPC rating D



This spacious and well-maintained four-bedroom detached family home is ideally positioned in a sought-after residential cul-de-sac, offering a peaceful setting. Local amenities/shops are within walking distance and the mainline railway station and A1(M) motorway are within a short drive, providing excellent transport links.

The ground floor offers generous and flexible living accommodation, beginning with a welcoming entrance hall leading to a cloakroom and a well-equipped fitted kitchen with ample storage and workspace. There are three reception rooms comprising a comfortable lounge, a separate dining room ideal for entertaining and a study/home office, making the layout perfectly suited to modern family living. A convenient downstairs shower room further enhances the practicality of the home.

Upstairs, the property boasts four well-proportioned double bedrooms, all offering excellent space for family members or guests, along with a family bathroom.

Externally, the home benefits from a larger-than-average L-shaped garden, providing plenty of space for outdoor dining, children's play, or future landscaping potential. Additional features include double glazing throughout a single garage, and private driveway offering off-street parking for two vehicles. The property is freehold and offered chain free, making it an attractive purchase for prospective buyers.



**Approximate Gross Internal Area 1243 sq ft - 116 sq m
(Excluding Garage)**

Ground Floor Area 732 sq ft – 68 sq m

First Floor Area 511 sq ft – 48 sq m

Garage Area 141 sq ft – 13 sq m



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