



**Connells**

Buttercup Close  
Hatfield

# Buttercup Close Hatfield AL10 9FH

for sale offers over  
**£580,000**



## Property Description

A heavily extended three-bedroom link semi-detached home in the desirable Hatfield Garden Village, offering generous living space and flexible accommodation throughout. The property benefits from a driveway for two vehicles, with the potential to create a third parking space.

The ground floor has been significantly extended to provide an impressive semi open-plan living and kitchen area, complemented by a separate reception room, a separate utility room, and a modern downstairs shower room. Upstairs, there are three well-proportioned bedrooms along with useful eaves storage. Outside, the good-sized rear garden offers plenty of space for relaxation and entertaining. This is an ideal home for growing families, perfectly located for local schools, shops and transport links.



## Lounge

22' 3" x 16' 6" max ( 6.78m x 5.03m max )

## Reception Room 3

7' 7" x 11' 8" ( 2.31m x 3.56m )

## Kitchen

13' 4" x 11' 9" ( 4.06m x 3.58m )

## Utility Room

8' 6" x 6' 4" ( 2.59m x 1.93m )

## First Floor Accomodation

### Bedroom 1

9' 7" x 11' 2" ( 2.92m x 3.40m )

### Bedroom 2

8' 1" x 11' 9" ( 2.46m x 3.58m )

### Bedroom 3

11' 8" max x 8' 8" ( 3.56m max x 2.64m )

## Outside

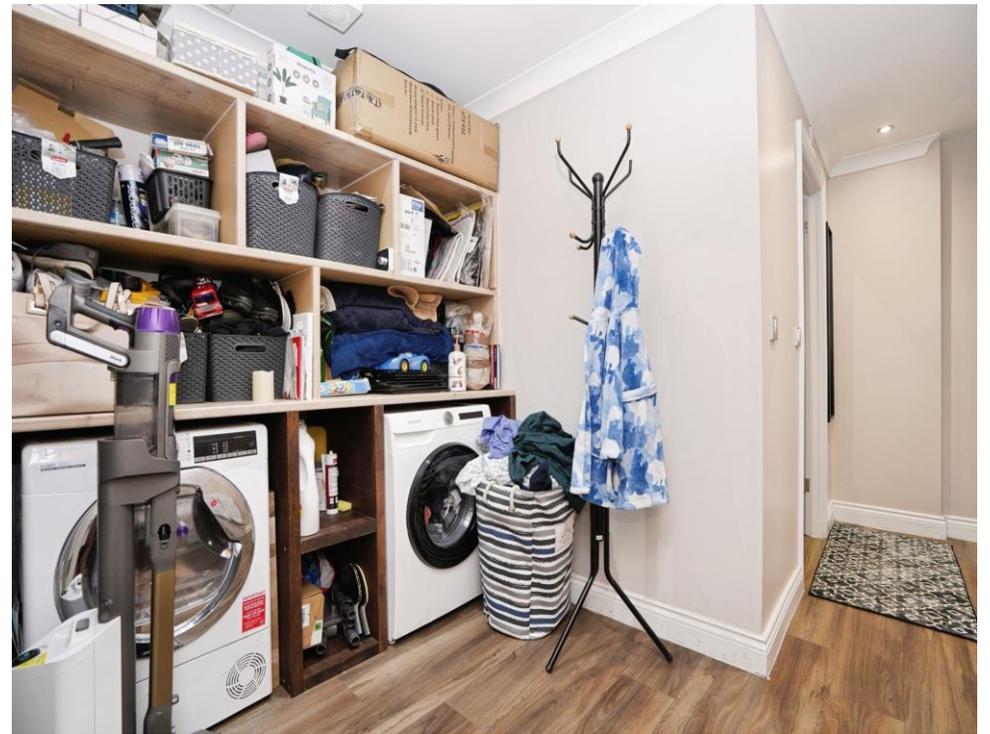
### Front Garden

Driveway for two cars

### Rear Garden

Mainly laid to lawn.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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