



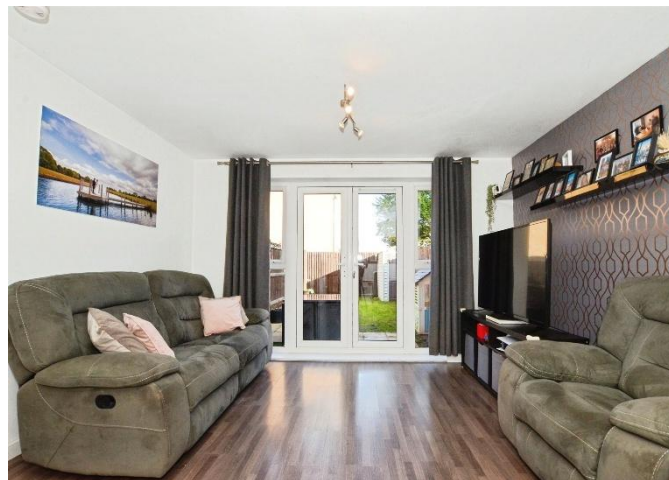
**Peregrine Way, Hatfield AL10 9UP**



**welcome to**

## **Peregrine Way, Hatfield**

Nestled on a peaceful road in the heart of Hatfield, this delightful end-of-terrace family home offers the perfect blend of comfort and convenience. Ideally located, the property provides easy access to Hatfield train station with excellent links to London, as well as popular commuter routes via the A14 and A1(M). On the ground floor, you are welcomed by an inviting entrance hall leading to a cloakroom, a modern fully fitted kitchen, and a spacious open-plan lounge/diner. French doors open onto the rear garden, creating a bright and airy living space that's perfect for both relaxing and entertaining. Upstairs, the property boasts two generously sized double bedrooms, including a master with en suite, complemented by a stylish family bathroom. Externally, the home benefits from off-street parking and a private rear garden, ideal for outdoor enjoyment. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Viewing is highly recommended, and this property is perfect for first-time buyers, offering plenty of space to grow into and make your own.



### Entrance Hall

Storage.

### Cloakroom

Wooden flooring, W/C, wash hand basin, radiator.

### Lounge

19' 7" x 12' 10" ( 5.97m x 3.91m )

French door to garden, wooden flooring, radiator.

### Kitchen

10' x 6' 7" ( 3.05m x 2.01m )

Double glazed window to front, tiled flooring, sink/drain, integrated fridge/freezer, gas hob, electric oven, extractor fan.

### Bedroom One

11' 10" x 11' 1" ( 3.61m x 3.38m )

Double glazed window to rear, carpet, radiator.

### En-Suite

Tiled flooring, shower cubicle, W/C, wash hand basin, heated towel rail.

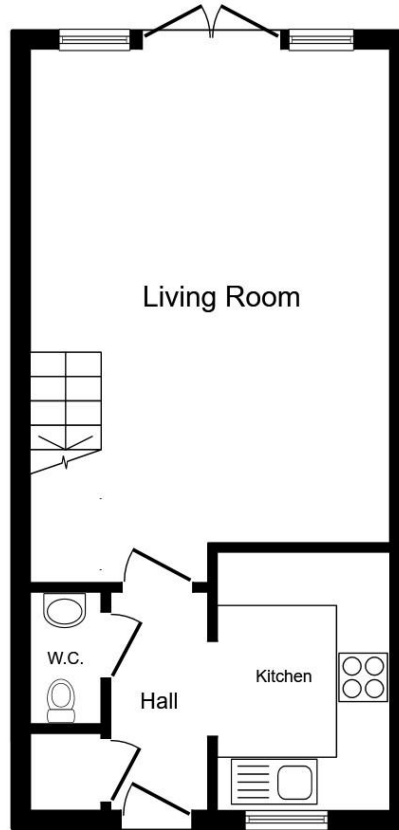
### Bedroom Two

12' 11" x 8' 5" ( 3.94m x 2.57m )

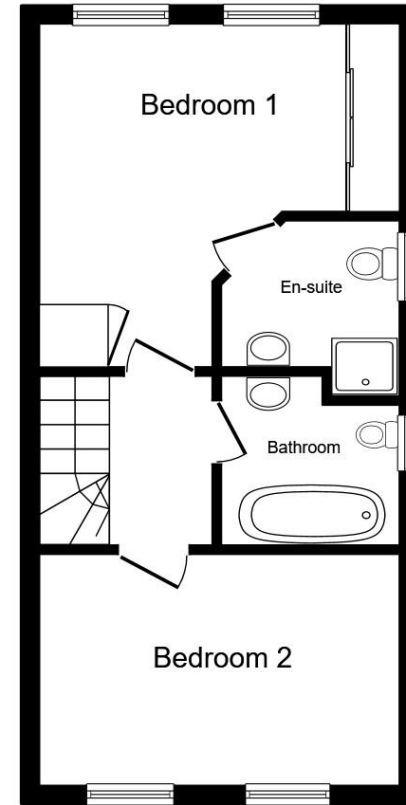
Double glazed window to front, carpet, radiator.

### Bathroom

Double glazed window, tiled flooring, wash hand basin, W/C, bath with shower over, radiator.



**Ground Floor**



**First Floor**

Total floor area 69.2 m<sup>2</sup> (745 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](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Peregrine Way, Hatfield

- End-Of-Terrace House
- Two Bedrooms
- Off Street Parking
- Bathroom & En-Suite
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: D



offers in excess of

**£390,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109449 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**williamhbrown.co.uk**