



Connells

Nash Close  
North Mymms Hatfield

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North Mymms Hatfield AL9 7NN

for sale offers in excess of  
**£425,000**



### Property Description

Offered to the market is this well-presented two double bedroom semi detached home, perfectly situated just 0.2 miles from Welham Green Station and close to a range of popular local amenities. This charming property offers excellent scope to extend, subject to the necessary planning permissions (STPP), making it a superb opportunity for growing families or savvy investors.

Step inside to find a bright and expansive open-plan living and dining area, ideal for entertaining or relaxing in comfort. The home also benefits from a modern family bathroom and two generously sized double bedrooms.

Externally, the property boasts both a garage and off-road parking, a well-maintained front garden, and a substantial rear garden, offering fantastic outdoor space with potential for further development or landscaping. Additional highlights include recently upgraded electrics, a new boiler, and a central heating system, providing peace of mind and energy efficiency.

Nash Close is situated within walking distance to local amenities, primary school, local park and a mainline railway station into London. The A1M and M25 Motorways are also within easy access as well as The University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre in Hatfield. The beautiful cathedral city of St Albans is just a short drive away and provides an excellent selection of shopping and leisure facilities as well as Verulamium Park set in 100 acres of parkland.



## Entrance Hall

## Lounge / Diner

12' 6" max x 23' 7" max ( 3.81m max x 7.19m max )

## Kitchen

9' 6" max x 5' 3" max ( 2.90m max x 1.60m max )

## Bedroom One

12' 4" max x 12' 2" max ( 3.76m max x 3.71m max )

## Bedroom Two

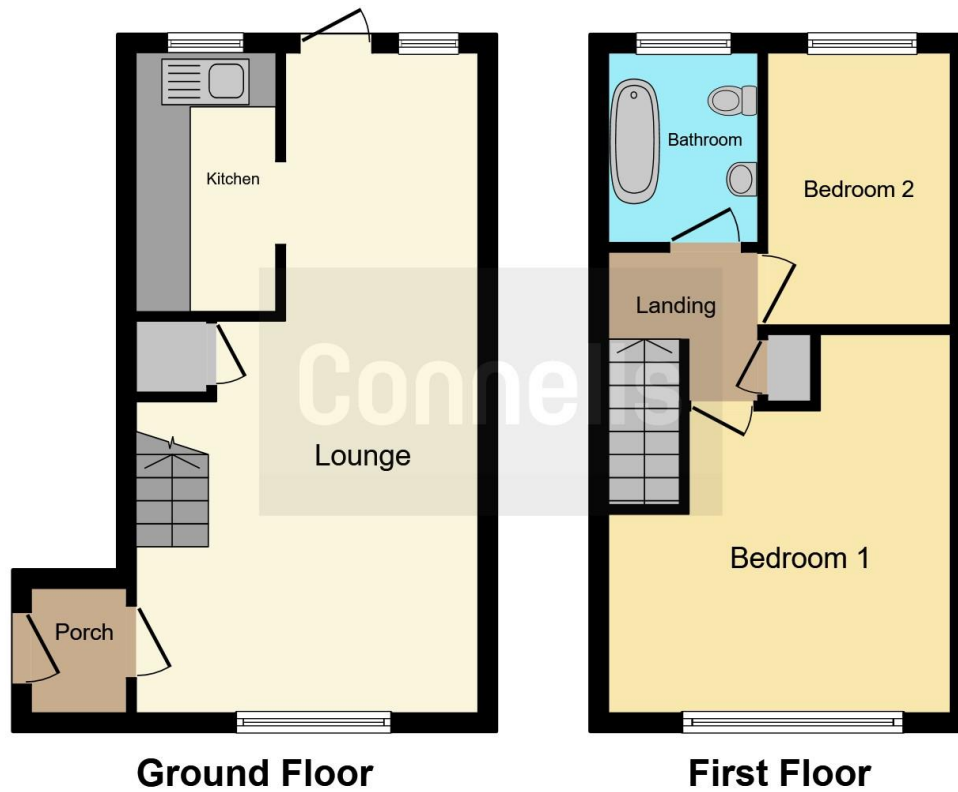
6' 6" max x 10' 4" max ( 1.98m max x 3.15m max )

## Bathroom

## Garage

16' 1" max x 8' 2" max ( 4.90m max x 2.49m max )





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: D

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Tenure: Freehold



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