



**Walker Grove, HATFIELD AL10 9PL**

**welcome to**

## **Walker Grove, HATFIELD**

This beautifully presented two-bedroom first-floor apartment is situated in the sought-after Salisbury Village area of Hatfield. Perfectly positioned for convenience, it offers easy access to a range of local amenities including shops, schools, the David Lloyd Leisure Centre, and the University of Hertfordshire. Upon entering, you are welcomed by a spacious hallway that leads into a bright and inviting open plan lounge/kitchen/dining room. The fully fitted kitchen features a Juliet balcony, a stylish breakfast bar, and ample space for appliances, making it a practical and social hub of the home. The main bedroom benefits from fitted wardrobes, providing excellent storage and a clean, modern finish. The second bedroom also enjoys its own Juliet balcony, creating a light and airy feel. A contemporary bathroom suite completes the accommodation, offering comfort and quality throughout. Additional advantages include central heating and double glazing, plentiful storage options, and resident permit parking. The service charge further enhances value, covering both building insurance and water. This is a wonderful opportunity for first-time buyers, investors, or those seeking a well-connected home in a vibrant community.



### Entrance Hall

Wood effect flooring, doors to all rooms.

### Lounge/Kitchen/Diner

Carpeted and wood effect flooring, dual aspect double glazed windows, double radiator, range of eye and base level units with integrated appliances, roll top work surfaces incorporating stainless steel sink and drainer leading to breakfast bar looking onto living room, fully tiled splashbacks, Juliet balcony.

### Bedroom One

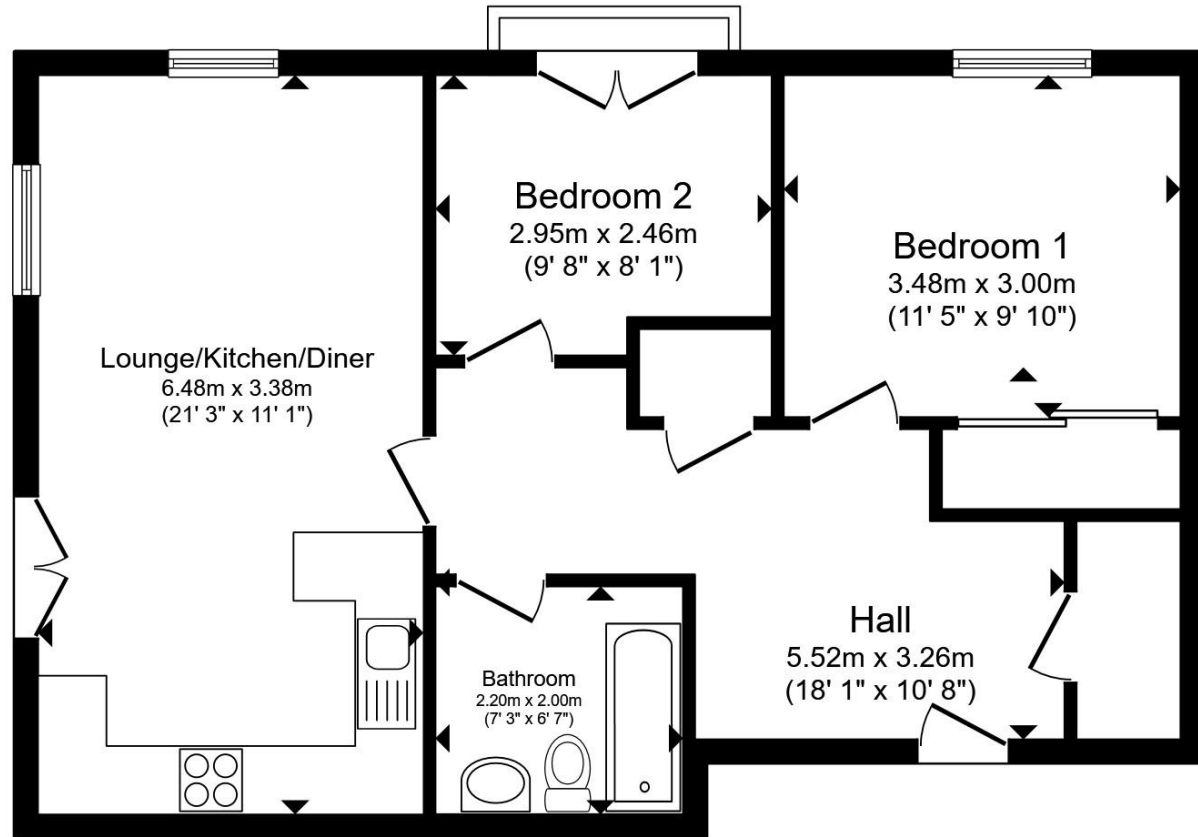
Carpeted flooring, double glazed window, fitted wardrobes.

### Bedroom Two

Carpeted flooring, Juliet balcony, double radiator.

### Bathroom

Fully tiled floors and walls, panel enclosed bath with shower over, concealed cistern W/C, vanity unit, wash hand basin, heated towel rail.



Total floor area 62.0 m<sup>2</sup> (668 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)



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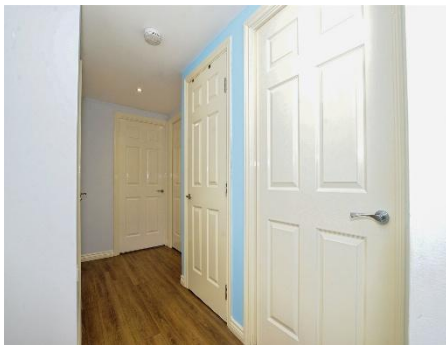
- First Floor Apartment
- Two Bedrooms
- Resident Permit Parking
- Juliet Balconies
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 3355.40  
Ground Rent: 312.00



offers in excess of

**£240,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109666 - 0003

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.

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Please note the marker reflects the postcode not the actual property

  
william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



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



**williamhbrown.co.uk**