



**Peregrine Way, Hatfield AL10 9UP**



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## **Peregrine Way, Hatfield**

This fantastic end of terrace two bedroom family home resides in a peaceful road in the heart of Hatfield offering easy access to Hatfield train station with great links to London and popular commuter links via the A414 & A1(M). Internally on the ground floor the property comprises of entrance hall, cloakroom, open plan lounge/diner with French doors to the garden and kitchen with high quality Schmidt kitchen. Upstairs offers two double bedrooms, en suite and family bathroom. Externally the property offers off street parking, EV car charger and a well maintained rear garden. Further benefits include gas central heating and double glazing throughout. \* Potential to extend into the loft STPP\*



### Entrance Hall

Amtico tiles, storage cupboard (with boiler).

### Cloakroom

Amtico tiles, W/C, wash hand basin, radiator, cupboard.

### Lounge

17' 4" x 12' 10" ( 5.28m x 3.91m )

Laminate wood flooring, 2 x radiators, French doors to garden.

### Kitchen

8' 5" x 6' 1" ( 2.57m x 1.85m )

Amtico tiles, double glazed windows to front, Schmidt kitchen, Bosch Series 6 microwave/oven/grill, oven, dishwasher, induction hob, Bosch Series 8 washing machine, Samsung fridge freezer.

### Bedroom 1

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

Double glazed windows to rear, carpet, radiator, storage cupboard, built in wardrobe.

### En-Suite

Shower cubicle, wash hand basin, W/C, tiled flooring, radiator.

### Bedroom 2

12' 11" x 8' 6" ( 3.94m x 2.59m )

Double glazed windows to front, carpet, radiator.

### Bathroom

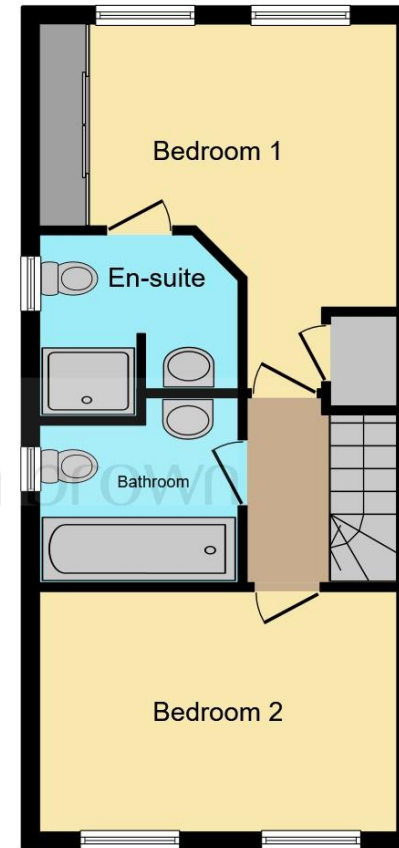
Tiled flooring, double glazed window to side, W/C, bath, wash hand basin, radiator.

### Agents Note:

Management/Service Charge: £250.00 per annum



**Ground Floor**



**First Floor**

Total floor area 82.9 sq.m. (893 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Peregrine Way, Hatfield**

- End of Terrace
- Two Bedrooms
- Off Street Parking
- Two Bathrooms & Cloakroom
- High Quality Schmidt Kitchen

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



guide price

**£425,000**



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Property Ref:  
WGN109500 - 0004

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postcode not the actual property