



14 Heyford Way, Hatfield, Herts, AL10 0AT
£375,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Offered CHAIN FREE & Ideally located being a short walk from Hatfield train station, this beautifully presented two-bedroom terraced house offers excellent transport links into London, making it perfect for commuters. The property is also within easy reach of the A414 and A1(M), providing convenient access to surrounding areas. Situated just a short stroll from the historic Hatfield House and close to local pubs, shops, and amenities, this home combines convenience with charm. Inside, you'll find a bright and welcoming lounge, the spacious kitchen/diner, complete with French

doors leading onto the rear garden.

Upstairs, the home offers two generously sized double bedrooms and a modern family bathroom, providing comfortable living space for couples, small families, or professionals.

Externally, the property benefits from two allocated parking spaces and a generously sized rear garden. Viewings are by appointment only.



- MID TERRACE TWO BEDROOM HOUSE
- FULLY REFURBISHED
- FITTED KITCHEN
- LOUNGE
- BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- ALLOCATED PARKING
- REAR GARDEN
- 650 METRES FROM HATFIELD TRAIN STATION
- TENURE - FREEHOLD. COUNCIL TAX BAND D - WELWYN & HATFIELD COUNCIL



Composite front door with semi circular glazed panel. Opens into

LOUNGE

Double radiator. Under stairs storage cupboard. Turn flight of stairs to first floor. Storage cupboard with shelving and also housing consumer unit and electricity meter. White UPVC double glazed Georgian style window to front.

KITCHEN / DINER

Kitchen section

Fitted with a range of grey wall, drawer and base units with marble effect working surfaces and tiled splashbacks. Integrated fridge and freezer. Integrated BEKO oven and Cooke & Lewis induction 4-ring hob with concealed extractor above. Space for washing machine. Black sink with drainer and mixer tap. Concealed Baxi 600 boiler. Wall mounted extractor. Tiled flooring. White UPVC double glazed Georgian style window to rear.

Dining room section

Double radiator. Double glazed white UPVC patio doors to rear.

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

Single radiator. White UPVC double glazed Georgian style window to rear.

BEDROOM TWO

Single radiator. White UPVC double glazed Georgian style window to front.



BATHROOM

8'8" x 4'6" (2.64 x 1.37)

Fitted with white suite comprising bath with mixer tap. Wall mounted Mira shower. Glazed bi-folding shower screen. Sink with mixer tap set within vanity unit with storage drawer below. Top flush W.C. Chrome heated towel rail. Ceiling mounted extractor. Large storage cupboard housing hot water cylinder with rack shelving. Smaller storage cupboard.

REAR GARDEN

50' (15.24m)

Patio area. Outside light. Lawned section. To rear is a gravelled area. Raised border and gate providing access to parking spaces. External tap.

FRONT OF PROPERTY

Lawned area. Gravelled border. Pathway leading to front door with canopy above. External gas meter.

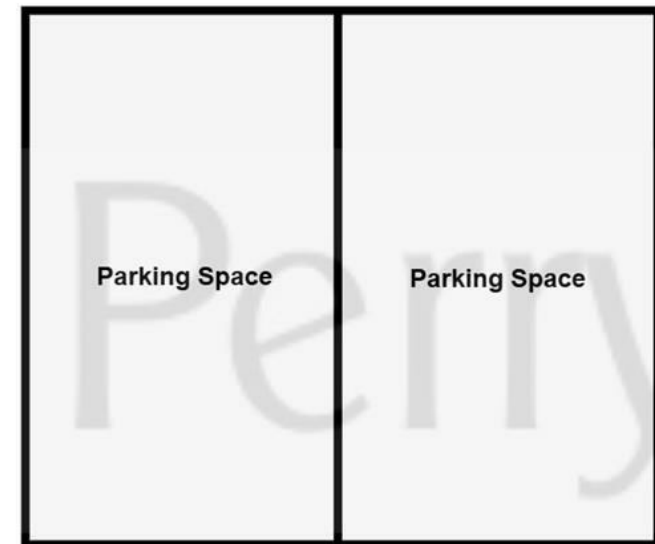
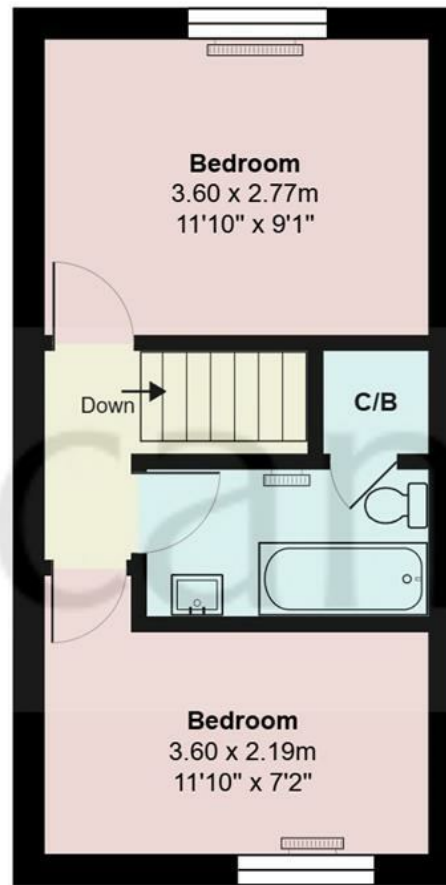
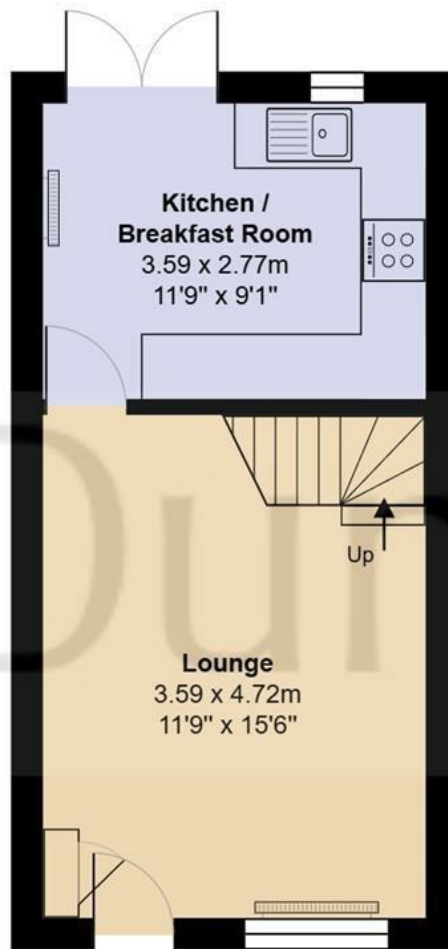
Tenure - Freehold. Council tax band D - Welwyn & Hatfield Council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.







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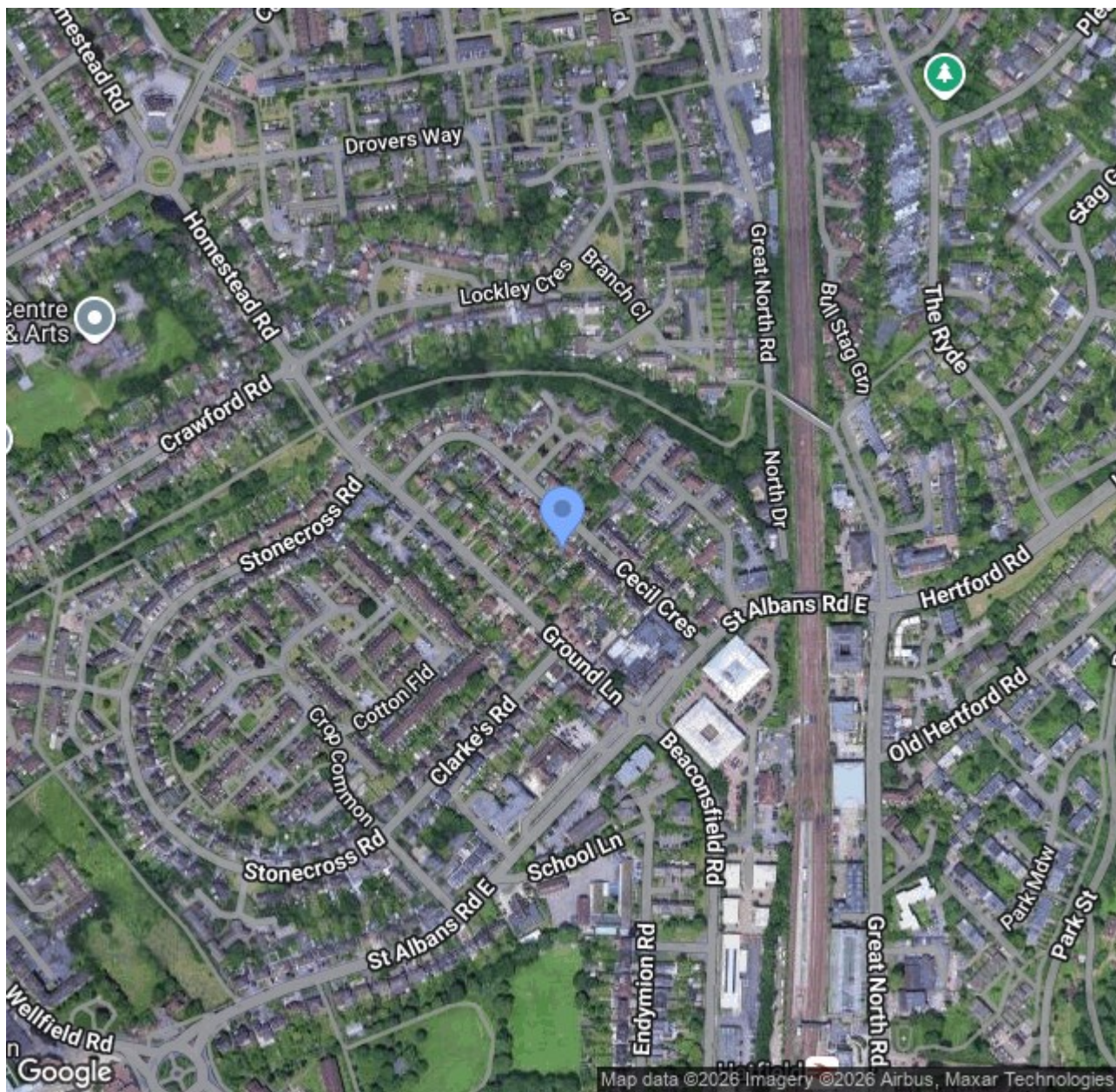
Total Area: 55.0 m² ... 592 ft² (excluding garden)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
95-100	92-94	20-40	10-20
85-94	82-91	41-50	21-30
75-84	72-81	51-60	31-40
65-74	62-71	61-70	41-50
55-64	52-61	71-80	51-60
45-54	42-51	81-90	61-70
35-44	32-41	91-100	71-80
25-34	22-31	101-110	81-90
15-24	12-21	111-120	91-100
5-14	2-11	121-130	101-110
0-4	1-10	131-140	111-120
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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