



Peregrine Way, Hatfield AL10 9UP

william
h brown

welcome to

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:

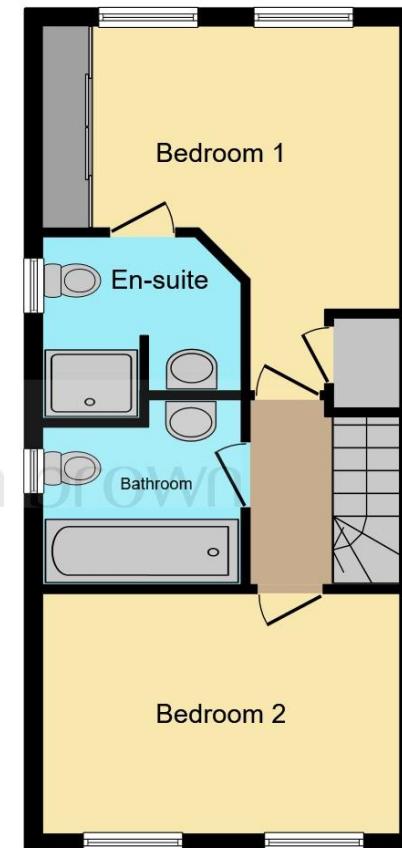
Management/Service Charge: £250.00 per annum

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.



Ground Floor



First Floor



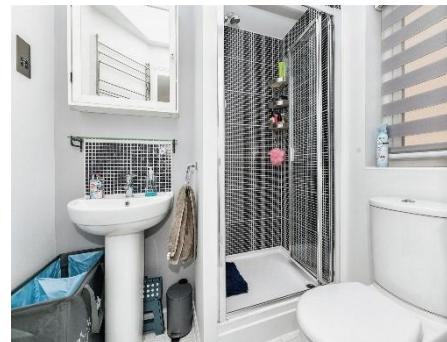
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welcome to
Peregrine Way, Hatfield

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

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



Offers In Excess Of
£400,000



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Property Ref:
WGN109500 - 0004

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.

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