



HEARTWOOD  
HOMES

# Cotton Field, Hatfield, AL10 0DQ

£340,000

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A spacious three-bedroom (or two plus a study) home tucked away in a cul-de-sac, just under 0.7 miles from the station. You'll have direct links into London and be close to Old Hatfield and the town centre, which offers a great mix of shops, cafés, and restaurants. The property is also well placed for local schools, including Birchwood School and Nursery, and Countess Anne Primary.

Inside, the home has a welcoming entrance hall that leads into a generous open-plan living and dining space. At the back, there's a modern kitchen that opens out onto the garden – ideal for outdoor dining in the warmer months. There's also a versatile ground floor room that can be used as a third bedroom, home office, or even opened up into the kitchen to create a larger kitchen-diner.

Upstairs, there are two well-proportioned bedrooms and a sleek, modern bathroom.

Outside, the front offers a walled garden and useful outdoor store, while the rear garden is private, low-maintenance, and perfect for relaxing.

Interested? Give us a call to book your viewing – we'd love to show you around.





- Set in a cul-de-sac location
- Under 0.7 miles to the station with direct trains to London
- Close to Hatfield town centre, shops, and restaurants
- Near well-regarded schools including Birchwood and Countess Anne
- Spacious living and dining area
- Modern kitchen opening onto the rear garden
- Flexible ground floor bedroom/study or potential kitchen-diner
- Three good-sized bedrooms upstairs
- Front garden with storage and a low-maintenance rear garden
- EPC Grade C

