



Heyford Way, Hatfield AL10 0AT

welcome to

Heyford Way, Hatfield

Ideally located just a short walk from Hatfield train station, this delightful 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), ensuring convenient access to surrounding areas.

Inside, you'll find a bright and welcoming lounge, the spacious kitchen/diner, complete with French doors that open onto the rear garden, creating a seamless indoor-outdoor flow for entertaining or enjoying summer evenings. Upstairs, the home boasts 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 allocated parking and an outbuilding, perfect for storage or even a small workshop. The rear garden offers a private outdoor retreat, ideal for gardening or simply unwinding. Situated just a short stroll from the historic Hatfield House and close to local pubs, shops, and amenities, this home combines convenience with charm.



Lounge

15' 5" x 11' 11" (4.70m x 3.63m)

Double glazed window to front, laminate wood flooring,

Kitchen

11' 9" x 9' 2" (3.58m x 2.79m)

French doors to rear garden, wall and base units, sink/drainage, hob, extractor fan, built in oven/microwave, spotlights.

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to rear, fitted wardrobes, radiator, spotlights.

Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to front, carpet, radiator, fitted wardrobe, spotlights

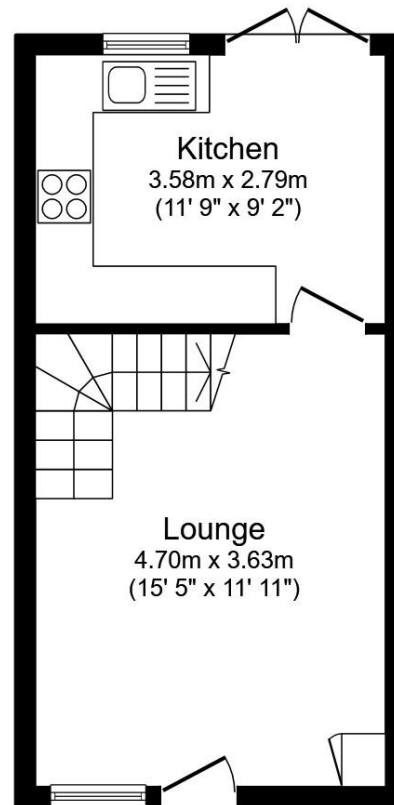
Bathroom

9' x 4' 3" (2.74m x 1.30m)

Fully tiled, bath with shower over, W/C, wash basin, vanity unit, spotlights.

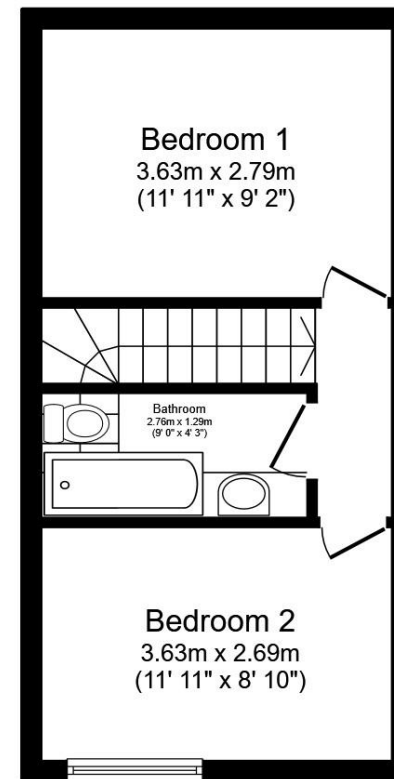
Shed

8' 8" x 6' 7" (2.64m x 2.01m)



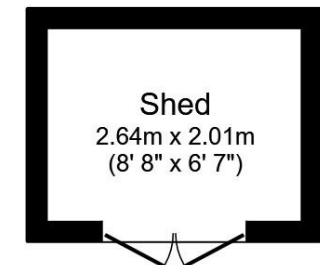
Ground Floor

Floor area 27.6 sq.m. (297 sq.ft.)



First Floor

Floor area 27.6 sq.m. (297 sq.ft.)



Outbuilding

Floor area 5.3 sq.m. (57 sq.ft.)

Total floor area: 60.5 sq.m. (651 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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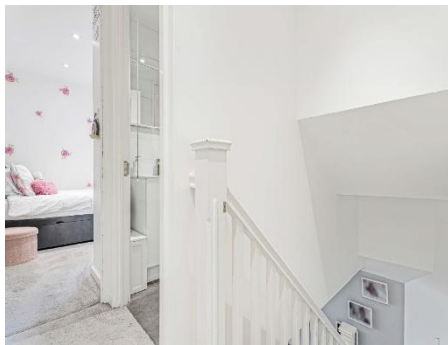
- Two Bedroom House
- Modern Kitchen/Diner
- Two Double Bedrooms
- Terrace House
- Allocated Parking

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



guide price

£375,000



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Property Ref:
WGN109474 - 0003

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Please note the marker reflects the
postcode not the actual property