



Dragon Road, Hatfield AL10 9LY

welcome to

Dragon Road, Hatfield

Situated in the desirable Salisbury Village in Hatfield, this attractive three-bedroom end-terrace home offers both comfort and convenience. Ideally located near Howe Dell Primary School - rated Outstanding by Ofsted - as well as Hatfield Business Park, the University of Hertfordshire and the David Lloyd Club, it's perfectly placed for families and professionals. The ground floor features a welcoming entrance hall, a handy downstairs cloakroom, a cosy lounge and a bright kitchen/diner that opens up the home beautifully. Upstairs, the main bedroom enjoys its own en-suite, complemented by two additional bedrooms and a modern family bathroom. Outside, the property offers front and rear gardens, ideal for relaxing or entertaining, side access, along with allocated parking for added ease. Well-positioned and ready to move into, this lovely home is a fantastic opportunity in a sought-after neighbourhood.



Entrance Hall

Luxury vinyl flooring, doors to cloakroom and lounge.

Cloakroom

Luxury vinyl flooring, W/C, wash hand basin, radiator.

Lounge

Luxury vinyl flooring, double glazed window, door to kitchen, radiator, stairs to first floor.

Kitchen

Double glazed window, French sliding doors, wall and base units, sink and drainer, integrated gas hob/electric oven/washer dryer/dishwasher, tiled splashback, radiator.

Landing

Carpet flooring, doors to all rooms.

Bedroom One

Double glazed window, carpet flooring, fitted wardrobes, radiator, door to en-suite.

En-Suite

Fully tiled, heated towel rail, W/C, wash hand basin, shower.

Bedroom Two

Double glazed window, carpet, fitted wardrobes, radiator.

Bedroom Three

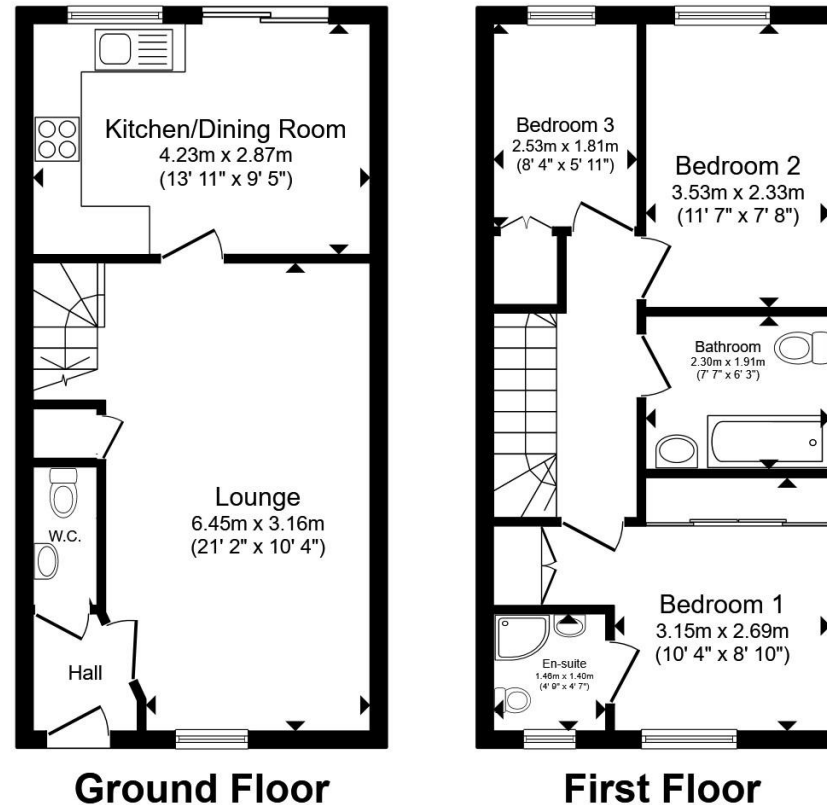
Double glazed window, carpet, fitted wardrobe, single radiator, loft access.

Bathroom

Fully tiled, radiator, W/C, bath with shower over, wash hand basin.

Rear Garden

Enclosed by panel fencing, patio and side access, laid to grass with small shed.



Total floor area 73.7 m² (793 sq.ft.) approx

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



check out more properties at williamhbrown.co.uk



welcome to

Dragon Road, Hatfield

- End of Terrace
- Three Bedrooms
- Allocated Parking
- Downstairs Cloakroom
- Bathroom & En-Suite

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



offers in excess of
£400,000



check out more properties at williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN103983 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk