



Lavender Close, Hatfield AL10 9FW

welcome to

Lavender Close, Hatfield

Located in the highly sought-after Hatfield Garden Village, this two-bedroom detached coach house offers spacious and modern living throughout. The property features a bright dual-aspect lounge, a fully fitted kitchen, a generously sized main bedroom with en-suite, a second bedroom, and a contemporary family bathroom. Externally, the home boasts a private rear garden, offering a peaceful outdoor space perfect for dining, leisure, or gardening. The property also includes a garage, providing secure parking and valuable additional storage. Located within Hatfield Garden Village, the home is ideally placed for access to Hatfield town centre, Hatfield train station, highly regarded local schools, and the University of Hertfordshire. This combination of convenience, space, and modern living makes the property an excellent choice for both commuters and families alike.



Lounge and Hallway

Double glazed window to front and side, velux window, laminate flooring, double radiator.

Kitchen

Luxury vinyl tiles, wall and base units, roll top work surface, oven, space for fridge freezer/washing machine, single radiator, stainless steel sink/drain.

Bedroom One

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

En-Suite

Velux window, vinyl flooring, double radiator, half tiled, W/C, wash hand basin, shower.

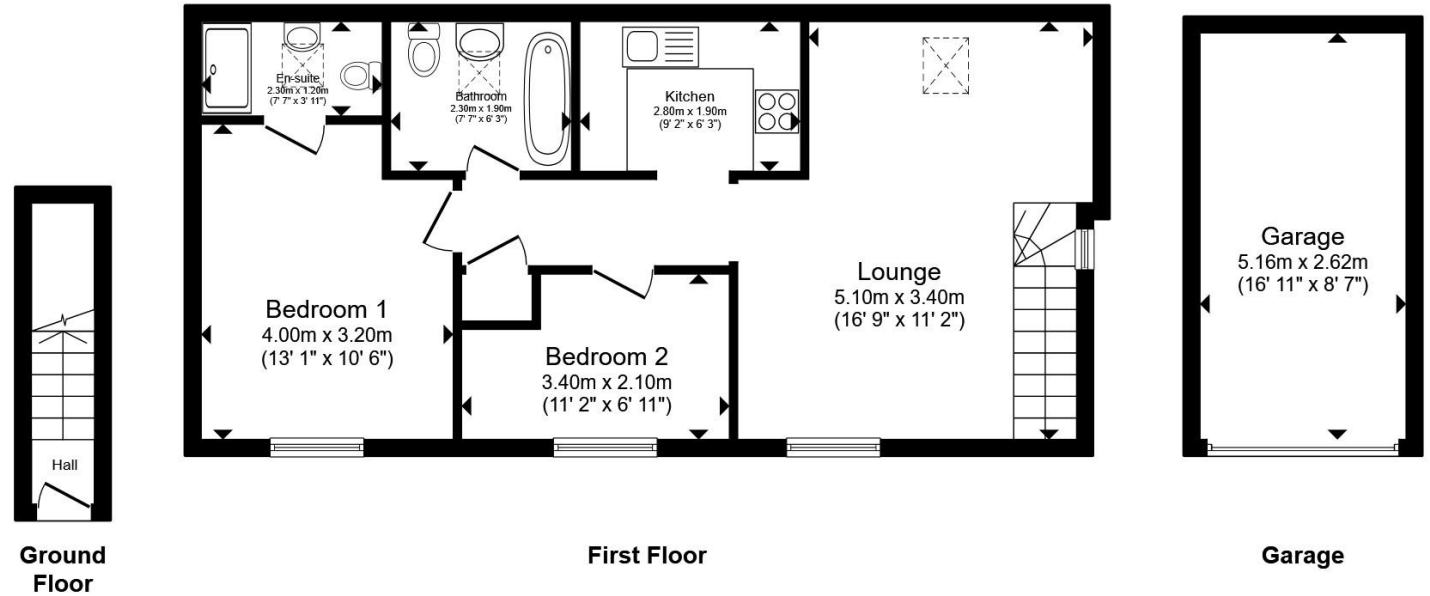
Bedroom Two

Double glazed window, carpet, single radiator.

Bathroom

Bath with shower over, W/C, wash hand basin, tiled, velux window, single radiator, vinyl tile flooring.

Garage



Total floor area 75.9 m² (816 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


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Lavender Close, Hatfield

- Two Bedroom Coach House
- Garage
- Rear Garden
- Detached
- En-Suite & Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 732.36

Ground Rent: 181.94



£280,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109527 - 0004

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.

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Please note the marker reflects the postcode not the actual property


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