



Richards Street, Hatfield AL10 9GQ

welcome to

Richards Street, Hatfield

***** GUIDE PRICE £345,000-£350,000 ***** This beautifully presented two-bedroom end of terrace house is located on a quiet road within walking distance of Howe Dell Primary School, Hatfield Business Park, and the picturesque Ellenbrook Fields, which lead to Smallford village—perfect for dog walkers and nature lovers. The property offers a welcoming entrance hall with a convenient downstairs W/C, a spacious lounge, and a modern fitted kitchen with direct access to the private rear garden. Upstairs, you'll find two generously sized double bedrooms, including a master with en-suite, as well as a stylish family bathroom. Outside, the home boasts a beautifully maintained garden with side access, newly built 8x6 shed and off-street parking. The location provides excellent commuter links, including Hatfield train station, local bus routes, and easy access to the A1(M), making it ideal for professionals and families alike.



Entrance Hall

Laminate flooring, door to front.

Cloakroom

Laminate floor, wash hand basin, W/C, radiator.

Lounge

14' 5" x 10' 4" (4.39m x 3.15m)

Double glazed window to front, under stair storage, radiator, TV point.

Kitchen

9' 2" x 13' 4" (2.79m x 4.06m)

Double glazed window to rear, one bowl sink/drainage, part tiled, radiator, fitted wall and base units, work surfaces, sliding doors to garden, space for oven, washing machine, dishwasher and fridge freezer.

Bedroom One

11' 3" x 10' 6" (3.43m x 3.20m)

Carpet, double glazed window to front, TV point, built in storage cupboard, radiator.

En-Suite

Shower cubicle, W/C, wash hand basin, lino flooring.

Bedroom Two

10' 8" x 7' (3.25m x 2.13m)

Carpet, built in wardrobes, double glazed window to rear.

Bathroom

Double glazed window to rear, lino flooring, W/C, radiator, wash hand basin, bath with mixer taps.

Shed

8' x 6' (2.44m x 1.83m)



Ground Floor



First Floor

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.



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welcome to

Richards Street, Hatfield

- End of Terrace House
- Two Bedrooms
- Downstairs Cloakroom
- Driveway
- Bathroom & En-Suite

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



offers in excess of

£340,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN109512 - 0004

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk