



Lavender Close, Hatfield AL10 9FW

welcome to

Lavender Close, Hatfield

This beautifully presented detached four-bedroom family home is ideally located in the popular Hatfield Garden Village, offering spacious and versatile accommodation perfect for modern family living. The ground floor features a welcoming entrance hall with cloakroom, a well-appointed kitchen, a bright and comfortable lounge, and a separate dining room with doors leading to a conservatory. The conservatory benefits from air conditioning, providing heating and cooling for year-round use. A third reception room offers flexible space for a study, playroom, or additional sitting room, and a ground floor shower room adds further convenience. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom, making it ideal for a growing family. Externally, the property offers a driveway, front and rear gardens, an electric vehicle charger, and external CCTV for added security.

Ideally situated with easy access to Hatfield town centre, train station, local schools, and the University of Hertfordshire. The development also benefits from a shuttle service to Queen Elizabeth's Boys' Grammar School and transport links to Dame Alice Owen's School.



Cloakroom

5' x 3' 8" (1.52m x 1.12m)

Tiled, W/C, wash hand basin, radiator.

Lounge

15' 6" x 10' 6" (4.72m x 3.20m)

Double glazed bay window, laminate flooring, radiator, gas fire.

Dining Room

12' 1" x 8' 4" (3.68m x 2.54m)

Laminate flooring, doors to conservatory, radiator.

Reception Room 3

11' 8" x 8' 6" (3.56m x 2.59m)

Laminate flooring, double glazed window to front, radiator.

Kitchen

15' 11" x 9' 6" (4.85m x 2.90m)

Tiled flooring, door and double glazed window to rear, tiled splashback, wall and base units, oven/hob/extractor, pantry.

Conservatory

13' 1" x 10' 10" (3.99m x 3.30m)

Laminate flooring, doors to rear garden, air conditioning unit with heat function.

Shower Room

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

Bedroom 1

14' 11" x 10' 7" (4.55m x 3.23m)

Double glazed window, laminate flooring, radiator, built in storage.

En-Suite

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

Bedroom 2

10' 8" x 9' 5" (3.25m x 2.87m)

Double glazed window to front, laminate flooring, radiator, built in wardrobes.

Bedroom 3

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window, laminate flooring, radiator, built in storage.

Bedroom 4

7' 5" x 6' 6" (2.26m x 1.98m)

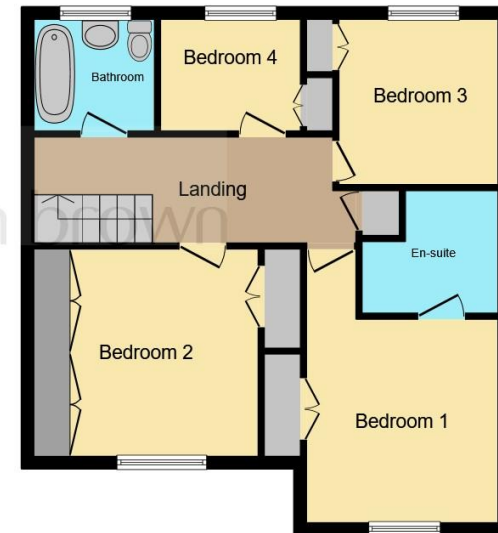
Laminate flooring, double glazed window to rear, built in storage, radiator.

Bathroom

Tiled flooring and walls, bath with shower over, W/C, wash hand basin, double glazed window.



Ground Floor



First Floor

Total floor area 139.0 sq.m. (1,496 sq.ft.) approx

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

Lavender Close, Hatfield

- Detached House
- Four Bedrooms
- Three Reception Rooms
- Driveway
- Electric Car Charger

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



offers in excess of

£645,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109703 - 0003

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