



Connells

Woods Avenue  
Hatfield



### Property Description

Situated in a sought-after location just one mile from Hatfield Station, this well-proportioned three bedroom end-of-terrace home offers the perfect blend of space, comfort, and convenience. Whether you're a growing family, a commuter, or an investor, this property ticks all the boxes.

Step inside to discover a large dual-aspect living and dining room, flooded with natural light and offering versatile space for both relaxing and entertaining. The heart of the home is the expansive kitchen, complete with ample work surfaces and storage - ideal for keen cooks and busy households alike.

Upstairs, you'll find three generous bedrooms and a well-appointed family bathroom. Outside, the property boasts a substantial private rear garden, perfect for outdoor living, gardening, or simply unwinding after a long day.

Woods Avenue is located close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.



### Lounge

20' 7" max x 13' 1" max ( 6.27m max x 3.99m max )

### Kitchen

20' 7" max x 13' 4" max ( 6.27m max x 4.06m max )

### Bedroom One

13' 3" max x 9' 8" max ( 4.04m max x 2.95m max )

### Bedroom Two

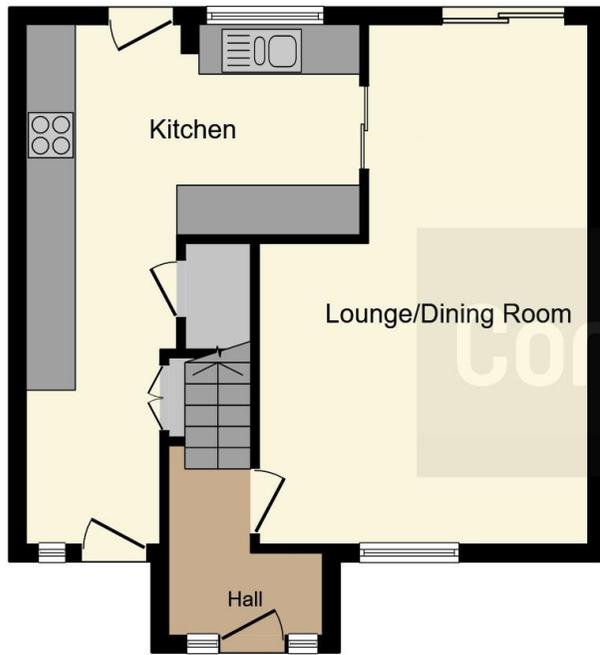
13' 1" max x 10' 8" max ( 3.99m max x 3.25m max )

### Bedroom Three

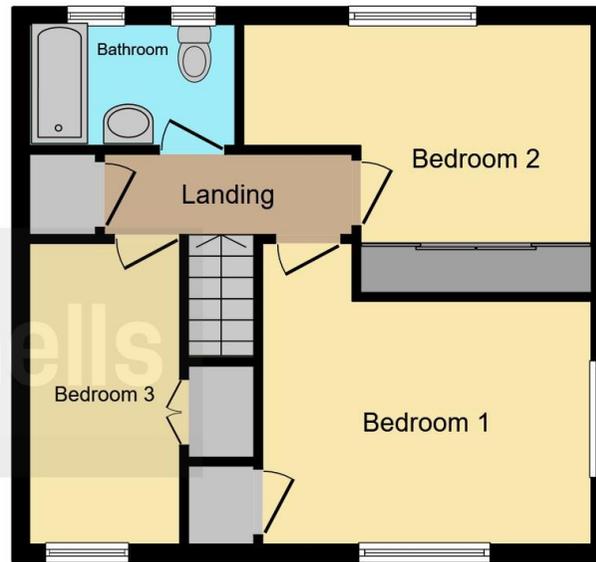
11' 9" max x 6' max ( 3.58m max x 1.83m max )

### Bathroom





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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