



**Connells**

Woods Avenue  
Hatfield



## Property Description

This spacious home provides an excellent opportunity for buyers seeking space, flexibility, and potential. With generously sized, light-filled rooms, it's perfectly suited for modernisation and enhancement.

With planning permission for a loft conversion (planning ref: S6/2009/2227/FP), the home offers exceptional scope for refurbishment, reconfiguration, and value enhancement. The approved loft suite includes a principal bedroom, private bathroom and dressing room with much of the groundwork already completed, including attic trusses, insulation, plumbing, and roof lights - saving both time and cost for the new owner.

Additionally, the potential to reconfigure the existing layout offers a unique opportunity to increase living space, create a bespoke home and add significant value in a prime location. The property is entered via a spacious central hallway featuring an original parquet floor and a statement over-stairs window, which lets in lots of natural light.

OPEN TO MORTGAGE AND CASH BUYERS

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

15' 8" x 11' 10" ( 4.78m x 3.61m )

## Kitchen

10' 11" x 8' 11" ( 3.33m x 2.72m )

## Reception Room

15' 8" x 8' 11" ( 4.78m x 2.72m )

## Dining Room

11' 10" x 10' 11" ( 3.61m x 3.33m )

## Bedroom 1

15' 8" x 11' 1" ( 4.78m x 3.38m )

## Bedroom 2

11' 11" x 11' 1" ( 3.63m x 3.38m )

## Bedroom 3

12' 10" x 9' 11" ( 3.91m x 3.02m )

## Bedroom 4

10' 11" x 8' 11" ( 3.33m x 2.72m )

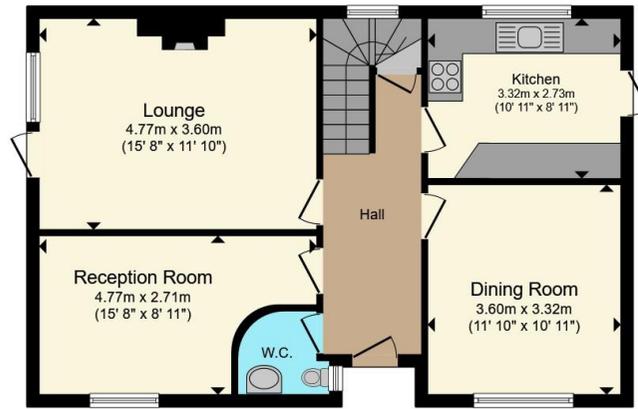
## Bathroom

7' 7" x 5' 5" ( 2.31m x 1.65m )

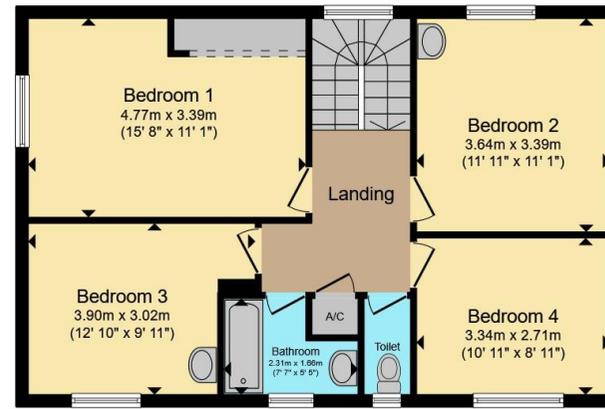








**Ground Floor**



**First Floor**

Total floor area 126.9 m<sup>2</sup> (1,366 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



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307657](https://www.connells.co.uk/Property/WWY307657)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WWY307657 - 0002