

Connells

Talbot Road
Hatfield

Talbot Road
Hatfield AL10 0RA

for sale
£400,000







Property Description

Located in a popular residential area of Hatfield, this chain-free family home offers spacious and versatile accommodation, excellent parking provision, and exciting potential to extend subject to the necessary planning permissions.

The property features three generous double bedrooms, all benefitting from built-in wardrobes, alongside a bright and welcoming lounge and a separate reception room, providing flexible living space for modern family life. The accommodation is complemented by a fitted kitchen, a family bathroom, and the convenience of a downstairs WC.

Outside, the property enjoys a private rear garden that is not overlooked, creating an ideal space for relaxing and entertaining. To the front, there is off-road parking for up to four vehicles, a highly sought-after feature for families and commuters alike.

Perfectly positioned for convenience, the property is approximately 0.9 miles from The Galleria, 1.1 miles from Hatfield railway station, and 1.5 miles from the University of Hertfordshire, making it an excellent choice for families, professionals and investors.

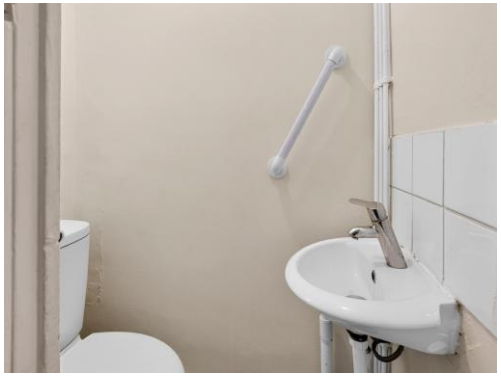
Offered for sale with no onward chain, this well-proportioned home presents a fantastic opportunity to create a long-term family residence in a well-connected Hertfordshire location. Early viewing is highly recommended.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







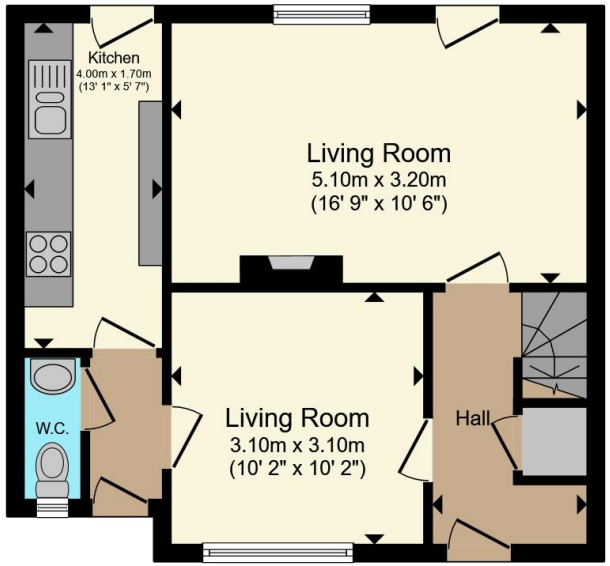




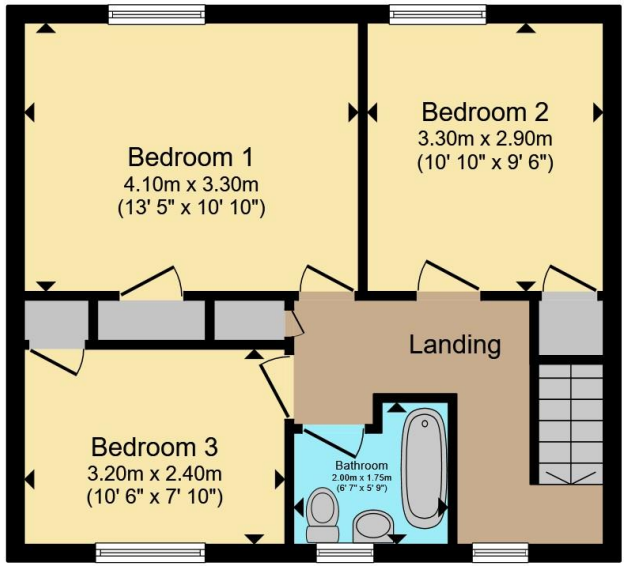








Ground Floor



First Floor

Total floor area 88.6 m² (954 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306466

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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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