



Connells

Wellands
Hatfield



Property Description

GUIDE PRICE £700,000-£735,000

This impressive home offers spacious and versatile accommodation throughout, ideal for modern family living. The ground floor comprises a welcoming entrance hall, a generous and upgraded kitchen/diner designed to provide a practical yet sociable space, alongside two well proportioned reception rooms. A downstairs cloakroom and integral garage further add to the functionality of the property.

Upstairs, the property continues to impress with four well sized bedrooms and a family bathroom, offering flexible accommodation suitable for growing families.

The current owners have carefully improved the home, creating a property that is both comfortable and ready to move straight into. Recent works include new carpets throughout, an upgraded kitchen, increased loft insulation to approximately 300mm, and partial loft boarding complete with lighting. The flat roof above the kitchen has been replaced and comes with an approximate 20 year warranty, providing long term reassurance. In addition, all toilets have been newly installed and the bathroom benefits from new pipework.

Overall, this is a standout home within a prime location, offering space, flexibility and quality improvements throughout, making it an ideal long term family purchase.



Kitchen/ Breakfast Room

30' 4" max x 13' 9" (9.25m max x 4.19m)

Living Room

20' 5" x 11' 5" (6.22m x 3.48m)

Dining Room/ Family Room

19' x 10' 2" (5.79m x 3.10m)

Bedroom 1

12' 2" x 10' (3.71m x 3.05m)

Bedroom 2

11' 7" x 10' (3.53m x 3.05m)

Bedroom 3

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom 4

10' x 9' 9" (3.05m x 2.97m)

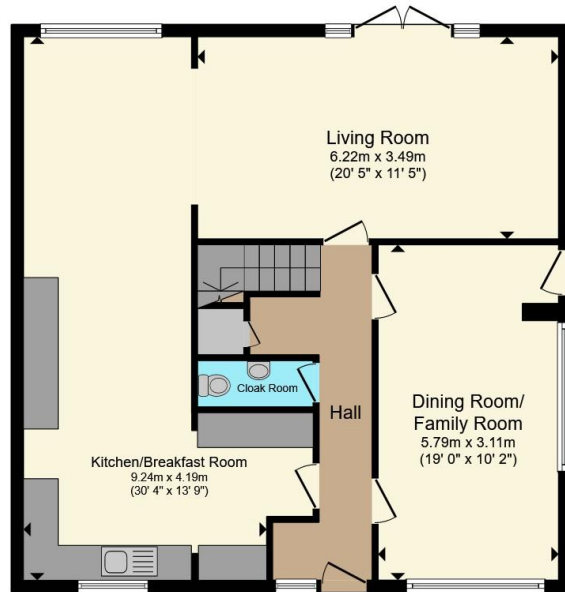
Garage

21' 11" x 9' 10" (6.68m x 3.00m)

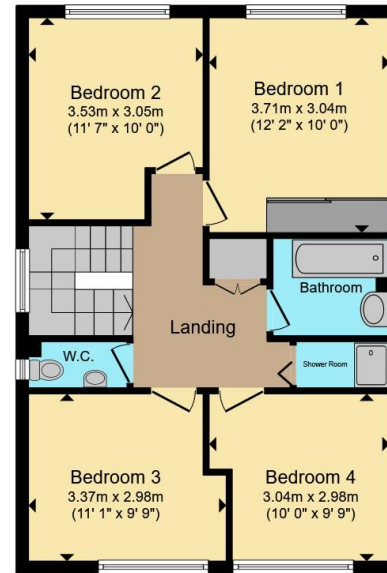




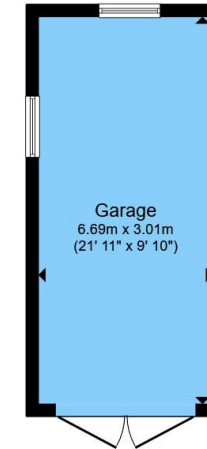




Ground Floor



First Floor



Garage

Total floor area 164.9 m² (1,775 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

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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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