



Connells

Fillingham Way
HATFIELD



Property Description

Situated in a highly desirable residential area of Hatfield, this well-presented link detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

The property features three generous double bedrooms, two of which benefit from built-in wardrobes, providing ample storage space. The inviting lounge is a particular highlight, boasting an attractive bay window and feature fireplace, creating a warm and welcoming atmosphere.

To the rear of the property is a spacious kitchen/diner, ideal for family meals and entertaining, which flows seamlessly into a large sun room, offering additional living space with views over the garden.

The accommodation is further complemented by a family bathroom, a recently renovated ensuite shower room to the principal bedroom, a convenient downstairs WC and a handy utility cupboard with space for washing machine and tumble dryer. Externally, the property enjoys a private rear garden, perfect for outdoor dining and relaxation, whilst the impressive double garage provides excellent parking, storage, or potential workshop space.

Ideally located just 0.2 miles from Howe Dell School, 0.9 miles from The Galleria Shopping Centre, and 1.4 miles from the University of Hertfordshire, the property is also well placed for local amenities, transport links, and commuter routes.

Early viewing is highly recommended to appreciate the size, location, and excellent family accommodation on offer.

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."





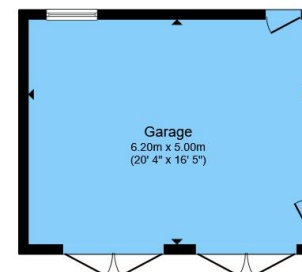




Ground Floor



First Floor



Garage

Total floor area 138.7 m² (1,492 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

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: Council Tax
Awaited Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306417



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK306417 - 0002