



## Dragon Road, Hatfield – AL10 9LY

£300,000 Freehold

COACH HOUSE • TWO BEDROOMS • SPACIOUS LIVING ROOM • MODERN KITCHEN • GARAGE & DRIVEWAY • CLOSE TO BUSINESS PARK • PLANNING PERMISSION APPROVED • CHAIN FREE • FREEHOLD • EPC RATING - D

**KINGS**  
SALES LETTINGS MANAGEMENT



This two double bedroom coach house presents an exciting opportunity as planning permission has been granted for the erection of a two storey extension to create two new flats. The existing property comprises an entrance hall with interconnecting door to the integral garage, the first floor features a spacious living room, separate modern kitchen, large double bedroom, second double bedroom and a family bathroom. The property further benefits from a driveway for one car in front of the garage, fenced private rear garden, is well situated for access to A1(m) and Hatfield Business Park and planning permission for an additional two bedroom apartment and additional one bedroom apartment has been granted.

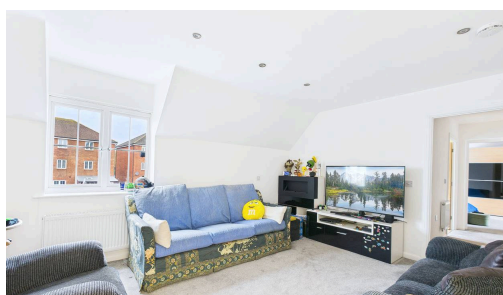


Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency  
Rating: D

EPC Environmental Impact  
Rating: D





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
881 ft<sup>2</sup>  
81.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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