



Connells

Woods Avenue  
Hatfield



Woods Avenue  
Hatfield AL10 8QG

for sale offers over  
**£475,000**



### Property Description

Situated just 0.2 miles from the University of Hertfordshire, this generously proportioned four double-bedroom semi-detached home presents a fantastic opportunity for families, professionals, or investors alike. Offered chain free, the property is ready for immediate occupation or further development, with scope to extend (STPP).

Step inside to discover a bright and expansive living/dining area, ideal for entertaining or relaxing, with direct access to the private rear garden. The well-appointed kitchen offers convenient side access, while a downstairs WC adds everyday practicality. Upstairs, you'll find four well-sized double bedrooms and a modern family bathroom, providing ample space for growing families or shared living arrangements.

The private rear garden complete with a versatile summerhouse is perfect as a home office, studio, or study. With excellent transport links, local amenities, and green spaces nearby, plus its unbeatable proximity to the University, this property combines space, flexibility, and location.

Woods Avenue is located close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.



### Entrance Hall

17' 9" max x 5' 9" max ( 5.41m max x 1.75m max )

### Cloakroom

4' max x 2' 7" max ( 1.22m max x 0.79m max )

### Lounge

16' 9" max x 13' 9" max ( 5.11m max x 4.19m max )

### Kitchen

16' 6" max x 10' 1" max ( 5.03m max x 3.07m max )

### Bedroom One

14' max x 9' 6" max ( 4.27m max x 2.90m max )

### Bedroom Two

10' max x 6' 6" max ( 3.05m max x 1.98m max )

### Bedroom Three

10' 8" max x 10' max ( 3.25m max x 3.05m max )

### Bedroom Four

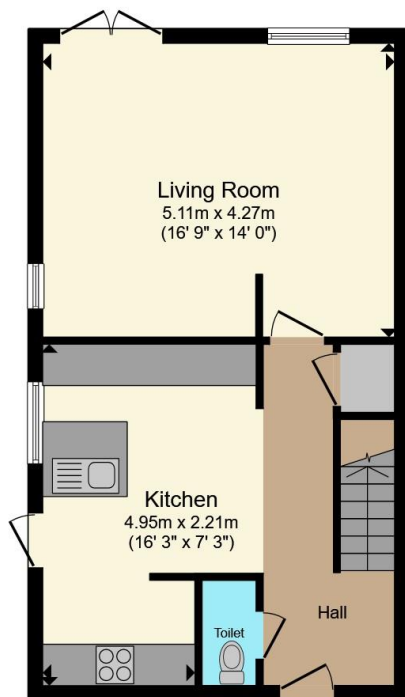
9' 7" max x 6' 8" max ( 2.92m max x 2.03m max )

### Bathroom

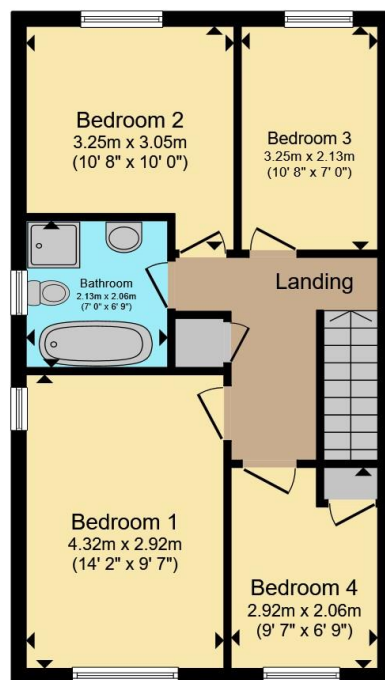
7' 2" max x 6' 7" max ( 2.18m max x 2.01m max )



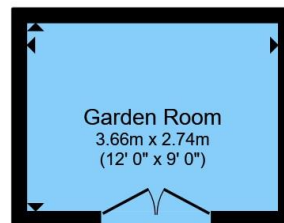




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 105.2 m<sup>2</sup> (1,132 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: D

**view this property online [connells.co.uk/Property/MWK305322](http://connells.co.uk/Property/MWK305322)**

Tenure: Freehold



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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