



Peregrine Way, Hatfield AL10 9UP

welcome to

Peregrine Way, Hatfield

Situated on a quiet residential street in central Hatfield, this attractive CHAIN FREE extended three bedroom mid-terrace home is ideal for modern family living, combining practicality with a great location. The property is well placed for convenient access to Hatfield mainline station, offering direct routes into London, and is also within easy reach of major road links including the A414 and A1(M). The ground floor features a welcoming entrance hallway leading through to a downstairs cloakroom, a contemporary fitted kitchen, and a generous open-plan living and dining area. French doors open directly onto the rear garden, allowing plenty of natural light to flow in and creating an excellent space for everyday living and entertaining. Upstairs, the first floor offers two spacious double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. A converted loft provides an additional bedroom complete with en-suite facilities, making it a versatile space for guests or growing families. Outside, the property enjoys the advantage of off-street parking to the front and a private garden to the rear, perfect for relaxing or outdoor activities. Further benefits include double glazing and gas central heating throughout for year-round comfort.



Cloakroom

Tiled flooring, W/C, wash hand basin, radiator.

Lounge/Diner

French doors to garden, laminate wood flooring, radiator.

Kitchen

Double glazed window to front, tiled flooring, gas hob, electric oven, integrated fridge/freezer, extractor fan, sink/drainage, wall and base units.

Bedroom One

Double glazed window to rear, carpet, built in wardrobe, storage cupboard, radiator.

En-Suite

Tiled flooring, W/C, shower cubicle, wash hand basin, heated towel rail.

Bedroom Two

Double glazed window to front, carpet, radiator.

Bedroom Three

Double glazed window to rear, carpet, built in wardrobe, storage cupboard, radiator.

En-Suite

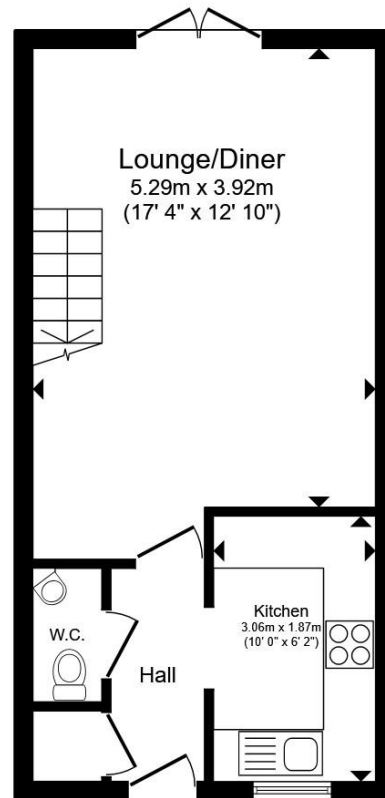
Tiled flooring, shower cubicle, W/C, wash hand basin, heated towel rail.

Bathroom

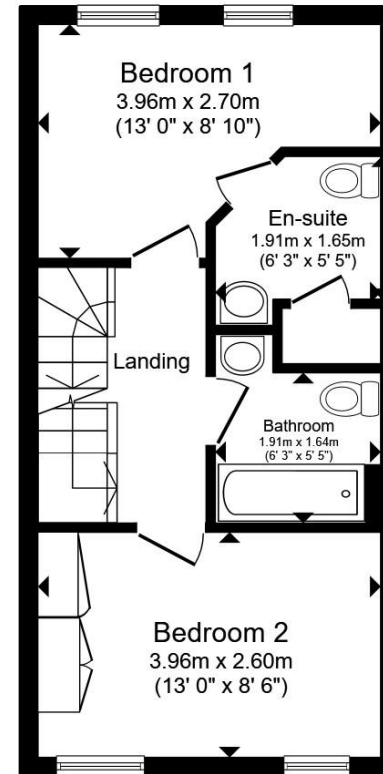
Tiled flooring, W/C, wash hand basin, bath with shower over, radiator.

Agents Note:

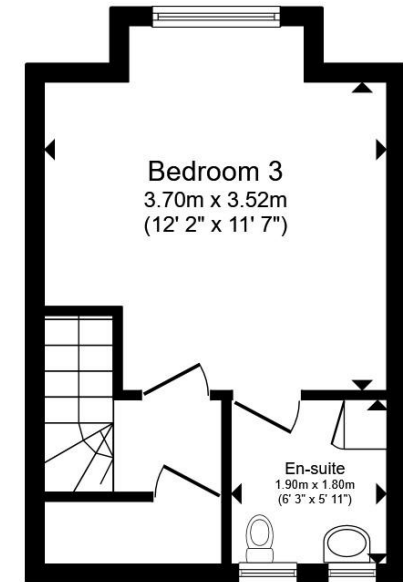
Management/Service Charge: £200 Per Annum



Ground Floor



First Floor



Second Floor

Total floor area 90.1 m² (970 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



check out more properties at williamhbrown.co.uk



welcome to

Peregrine Way, Hatfield

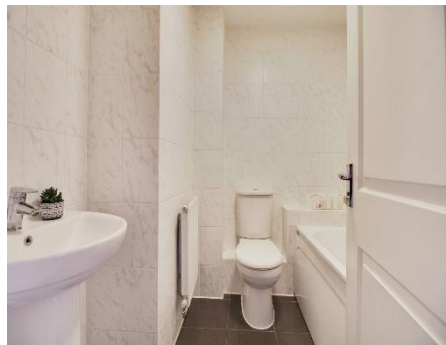
- CHAIN FREE
- Three Bedrooms
- Mid-Terrace House
- Family Bathroom & Two En-Suites
- Driveway

Tenure: Freehold EPC Rating: C
Council Tax Band: D



offers in excess of

£450,000



check out more properties at williamhbrown.co.uk



Property Ref:
WGN109829 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property