



Connells

Peregrine Way
Hatfield



Property Description

A well-presented two-bedroom terraced property situated on a modern development in a popular area of Hatfield, ideally placed for access to the A1 and a range of local amenities.

This attractive home offers a modern interior throughout and is well suited to first time buyers, downsizers or investors alike. The ground floor benefits from a separate kitchen and a bright living space with access to the rear garden, creating a practical and comfortable layout for everyday living.

Upstairs, there are two bedrooms, with the main bedroom enjoying the added benefit of an en suite, alongside a family bathroom.

Outside, the property offers a low maintenance rear garden, ideal for those looking for easy upkeep, while the driveway provides convenient off street parking.

Set within a sought after residential area, this lovely home combines modern living with excellent convenience for commuters and day to day amenities.



Lounge/Diner

18' 10" x 12' 11" (5.74m x 3.94m)

Kitchen

10' 1" x 6' 2" (3.07m x 1.88m)

Bedroom 1

13' 1" x 8' 11" (3.99m x 2.72m)

En-Suite

6' 4" x 5' 6" max (1.93m x 1.68m max)

Bedroom 2

13' 1" x 8' 6" (3.99m x 2.59m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Agents Note

Estate Management Charge - £150 per year

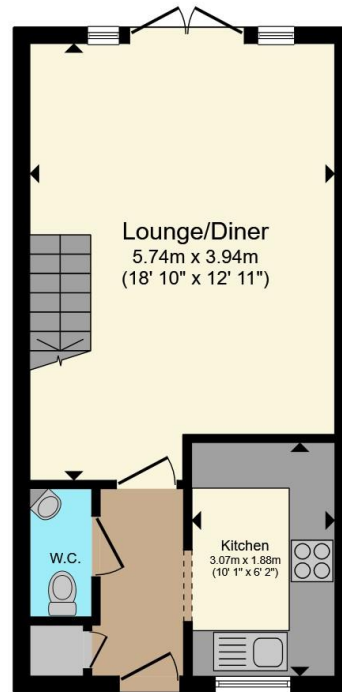
Buyers Note

*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.

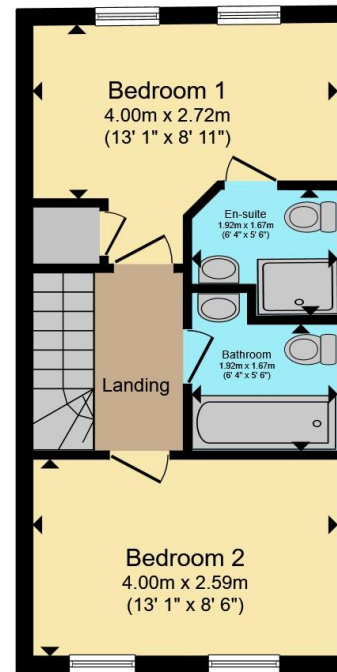








Ground Floor



First Floor

Total floor area 66.4 m² (715 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 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307610



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