



Connells

Woods Avenue
Hatfield

Woods Avenue
Hatfield AL10 8NA

for sale guide price
£650,000



Property Description

Offered with no onward chain, this spacious home provides an excellent opportunity for buyers seeking space, flexibility, and potential. With generously sized, light-filled rooms, it's perfectly suited for modernisation and enhancement.

With planning permission for a loft conversion, the home offers exceptional scope for refurbishment, reconfiguration, and value enhancement. The approved loft suite includes a principal bedroom, private bathroom and dressing room with much of the groundwork already completed, including attic trusses, insulation, plumbing, and roof lights - saving both time and cost for the new owner.

Additionally, the potential to reconfigure the existing layout offers a unique opportunity to increase living space, create a bespoke home and add significant value in a prime location.

Property Overview

The property is entered via a spacious central hallway featuring an original parquet floor and a statement over-stairs window, which lets in lots of natural light.

To the front are two versatile reception rooms, ideal for use as a dining room, home office, snug or playroom, complemented by a convenient ground floor WC.

To the rear, a generously-sized living room and kitchen both benefit from side access to the gardens, with the kitchen enjoying pleasant views over the sunny rear garden. Subject to requirements, the kitchen and adjoining dining space could easily be opened to create a bright, open-plan living and entertaining area - perfectly suited to modern family life.

The first floor offers a spacious master bedroom, three further well-proportioned double bedrooms, a family bathroom and a separate WC, which could be combined to form a large, contemporary bathroom suite. Together with the approved loft conversion, the scope for further enhancement is substantial.

External

Externally, the property features a private and mature rear garden, ideal for families and outdoor entertaining. To the front, there is driveway parking for three to four vehicles, a garage, and a low-maintenance lawned garden bordered by hedging, providing both kerb appeal and privacy.

Location

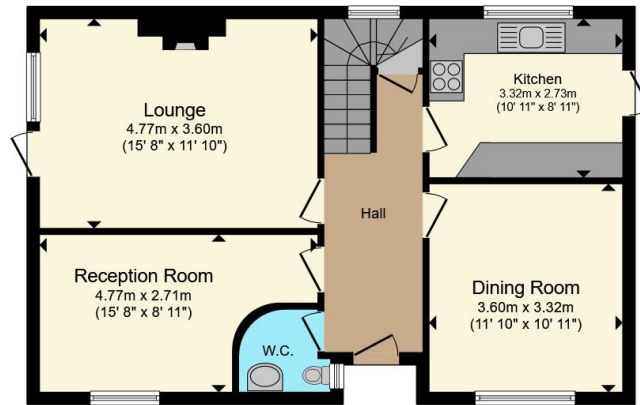
Ideally positioned within walking distance of Hatfield town centre, the mainline train station, The Galleria, well-regarded schools and the University of Hertfordshire, and benefiting from excellent transport links, this is a rare opportunity to acquire and enhance a substantial family home in a highly sought-after location.

In summary, this property presents exceptional potential for extension, reconfiguration and value enhancement, making it an ideal choice for growing families, upsizers and investors alike.

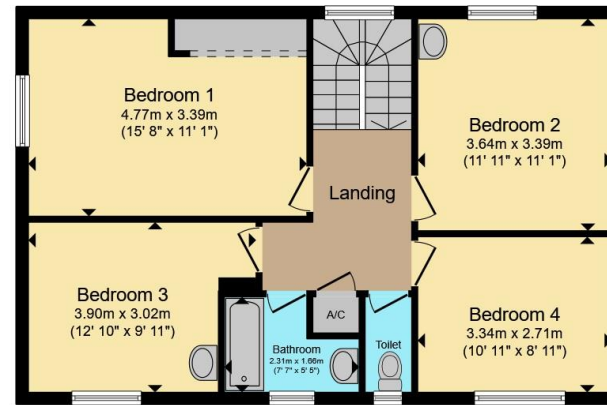








Ground Floor



First Floor

Total floor area 126.9 m² (1,366 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

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 Band: F

Tenure: Freehold

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