



Peregrine Way, Hatfield AL10 9UP

welcome to

Peregrine Way, Hatfield

Nestled on a peaceful road in the heart of Hatfield, this delightful end-of-terrace family home offers the perfect blend of comfort and convenience. Ideally located, the property provides easy access to Hatfield train station with excellent links to London, as well as popular commuter routes via the A14 and A1(M). On the ground floor, you are welcomed by an inviting entrance hall leading to a cloakroom, a modern fully fitted kitchen, and a spacious open-plan lounge/diner. French doors open onto the rear garden, creating a bright and airy living space that's perfect for both relaxing and entertaining. Upstairs, the property boasts two generously sized double bedrooms, including a master with en suite, complemented by a stylish family bathroom. Externally, the home benefits from off-street parking and a private rear garden, ideal for outdoor enjoyment. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Viewing is highly recommended, and this property is perfect for first-time buyers, offering plenty of space to grow into and make your own.



Entrance Hall

Storage.

Cloakroom

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

Lounge

19' 7" x 12' 10" (5.97m x 3.91m)

French door to garden, wooden flooring, radiator.

Kitchen

10' x 6' 7" (3.05m x 2.01m)

Double glazed window to front, tiled flooring, sink/drain, integrated fridge/freezer, gas hob, electric oven, extractor fan.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Double glazed window to rear, carpet, radiator.

En-Suite

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

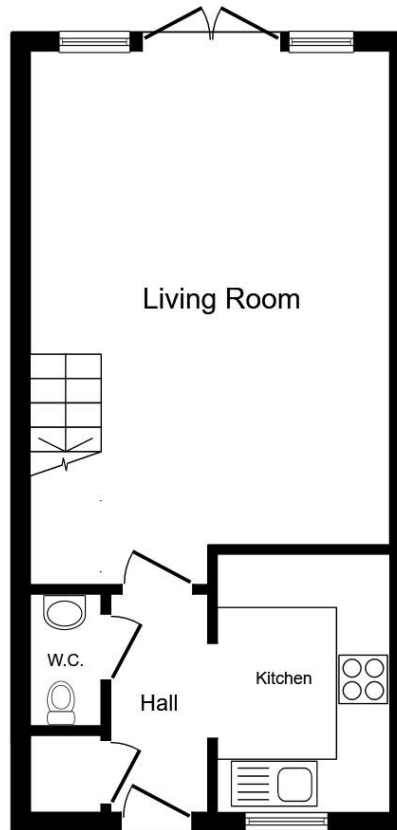
Bedroom Two

12' 11" x 8' 5" (3.94m x 2.57m)

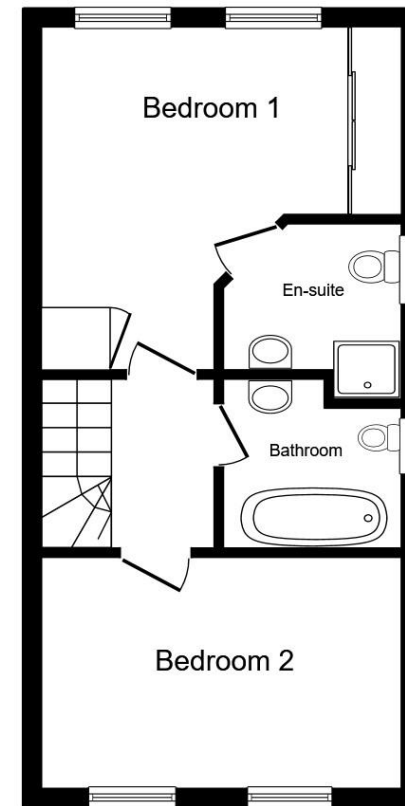
Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window, tiled flooring, wash hand basin, W/C, bath with shower over, radiator.



Ground Floor



First Floor

Total floor area 69.2 m² (745 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



welcome to

Peregrine Way, Hatfield

- End-Of-Terrace House
- Two Bedrooms
- Off Street Parking
- Bathroom & En-Suite
- Downstairs Cloakroom

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



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£400,000



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Property Ref:
WGN109449 - 0004

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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