



**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 )

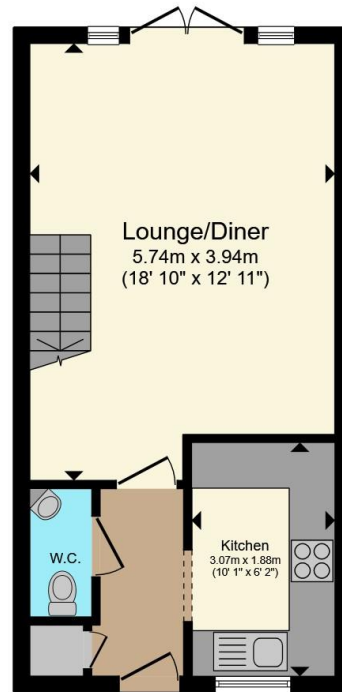
## Agents Note

Estate Management Charge - £150 per year

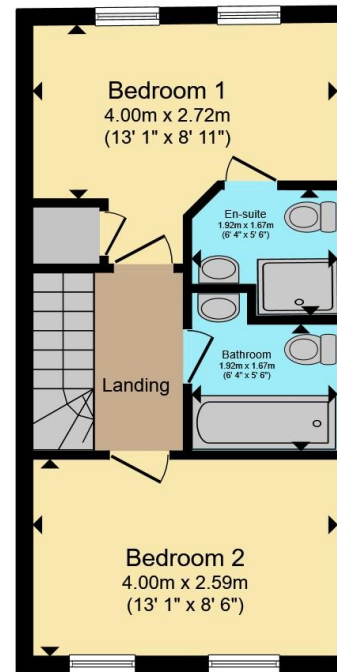








**Ground Floor**



**First Floor**

Total floor area 66.4 m<sup>2</sup> (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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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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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