



**Connells**

Jasmine Gardens  
Hatfield

## Property Description

OPEN HOUSE BY APPOINTMENT ONLY - SATURDAY 7TH MARCH. 10am-12pm Connells are delighted to offer this one bedroom end of terrace cluster house situated within this popular cul-de-sac location. This property comprises of allocated parking outside the front of the property. Perfect starter home for first time buyers or a great addition to add to a portfolio investment.

Hatfield Town has excellent transport links with the A1(M), M1 and M25 motorways offering an excellent choice of road links. Hatfield has a mainline station for fast commuter links into London King's Cross and Moorgate reachable in 25 minutes and with access to St Pancras International. Luton Airport is approximately 22 miles away. The town has a choice of leisure and shopping facilities and is approximately four miles from St.Albans historic city centre. Also close by is Hatfield Business Park and the University of Hertfordshire campus. Hatfield is also the home of the historic Hatfield House with its park and gardens.

## **Lounge**

13' 1" x 10' 3" ( 3.99m x 3.12m )

double glazed bay window to the front, Double glazed side aspect window, Double glazed front door.

## **Kitchen**

5' 6" x 11' 8" ( 1.68m x 3.56m )

double glazed window to front aspect, Fitted kitchen with space for a washing machine and fridge/freezer, space for a cooker and a stainless steel sink.

## **Bedroom 1**

10' 3" x 9' 9" to wardrobes ( 3.12m x 2.97m to wardrobes )

Double glazed window to front and side aspect.

## **Bathroom**

double glazed window to front aspect. low level WC, panel enclosed bath, pedestal wash hand basin.





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.focalagent.com](http://www.focalagent.com)

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**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: C

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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