

Guide Price £550,000

Old Hertford Road, Hatfield, Hertfordshire, AL9 5HF

PUTTERILLS

est. 1992

Please be aware - due to such high demand, we are no longer taking viewings on this property and best and final offers must be received by wednesday at 12:00.

Situated on Old Hertford Road, this charming three-bedroom family home offers well-proportioned accommodation, generous outdoor space and excellent scope to modernise and make the property your own. Carefully maintained and thoughtfully arranged, the home provides a comfortable balance of living and entertaining space, with the added benefit of a driveway with EV charging point.

The ground floor offers two generous reception rooms, providing flexibility for both relaxing and entertaining, with plenty of space to create distinct living and dining areas. The well-appointed kitchen benefits from ample storage, while a conservatory extends the living space and provides a pleasant connection to the rear garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for family, guests or home working, with useful storage incorporated throughout. A family bathroom completes the first floor.

Outside, the generous rear garden provides an excellent extension of the living space, with plenty of room for children to play, outdoor dining and gardening. To the front, a private driveway provides convenient off-street parking and benefits from an EV charging point.

For commuters, Hatfield Station is approximately 0.4 miles away, around an eight-minute walk, providing convenient rail connections. A range of everyday amenities, schools and leisure facilities are also within easy reach, while Welwyn Garden City is a short drive away for a wider selection of shopping, dining and entertainment.

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate all images are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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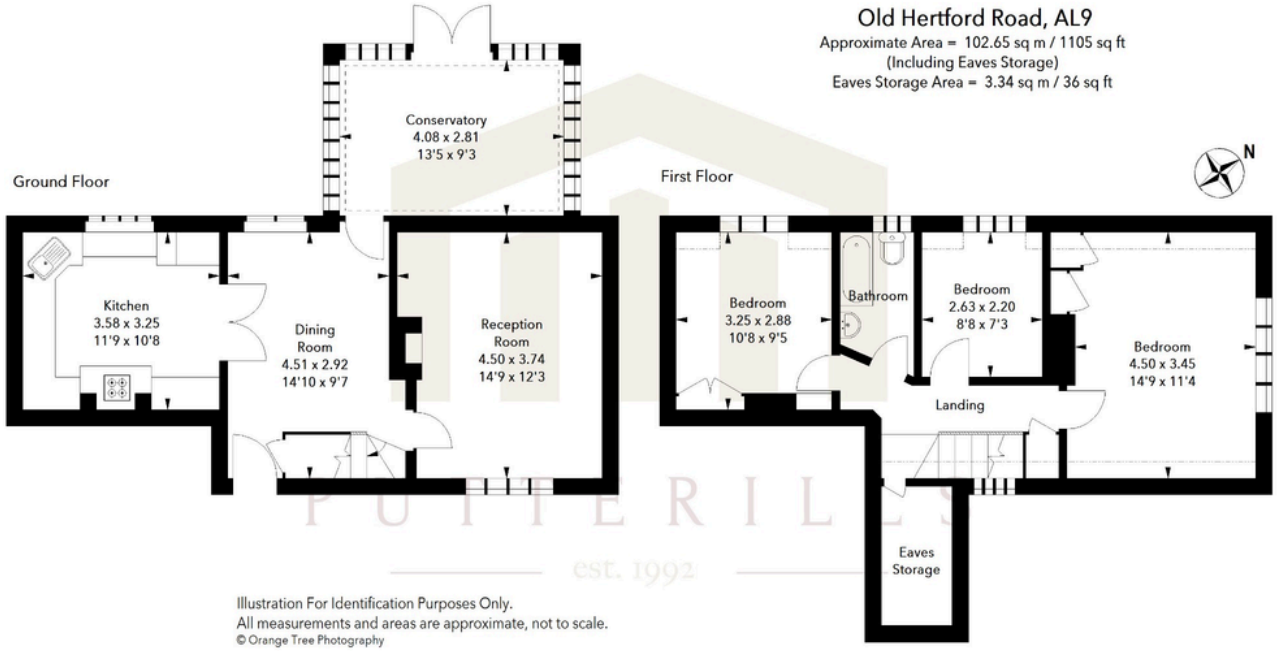


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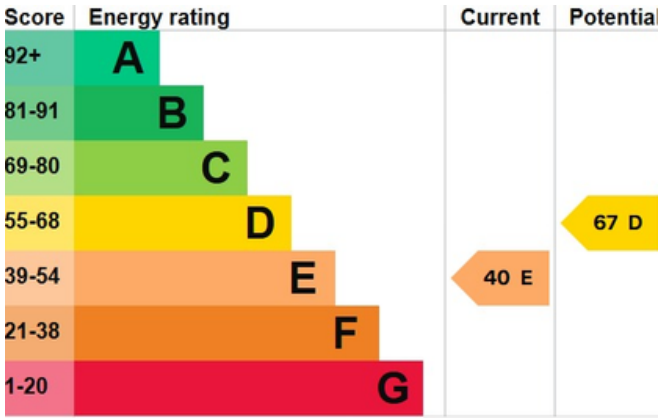


LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been
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