

Guide Price £415,000

Park Street, Hatfield, Hertfordshire, AL9 5AX

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This exceptional three-storey townhouse offers a superb opportunity for discerning buyers seeking a modern and versatile family home in Welwyn Garden City. Boasting over 1,350 square feet of meticulously arranged accommodation, this property stands out with its unique offering of three double bedrooms, each benefiting from its own private en-suite shower room, providing unparalleled convenience and privacy for all residents.

Upon entering, a welcoming hallway leads to the heart of the home: a generously proportioned kitchen/dining room. This bright and airy space is designed for contemporary family living and entertaining, offering ample room for both culinary pursuits and relaxed dining. The ground floor also features a convenient cloakroom, essential for busy households.

The first floor hosts a bright and inviting living room, a comfortable space for relaxation. This room extends into a spacious conservatory, which serves as an excellent additional reception area, ideal for enjoying garden views throughout the year. This floor also accommodates one of the three double bedrooms, complete with its own en-suite shower room.

Ascending to the second floor, you will find the remaining two double bedrooms, both equally well-appointed and each featuring its own modern en-suite shower room. This thoughtful layout ensures every resident enjoys their own private sanctuary. The top floor also benefits from useful eaves storage, providing practical solutions for keeping the home tidy and organised.

Externally, the property boasts a private rear garden, a delightful outdoor space featuring a patio area perfect for al fresco dining and a well-maintained lawn. The property also benefits from allocated parking, with additional visitor parking available nearby, addressing all your parking needs.

Location is key, and this home is exceptionally well positioned for easy access to a range of local shops, highly regarded schools, and everyday amenities, making daily life effortless. Welwyn Garden City town centre, with its comprehensive array of shopping facilities, restaurants, and leisure options, is just a short distance away. Commuters will appreciate the easy access to Welwyn Garden City mainline station, offering fast and frequent services to London and beyond.

Adding to the appeal, this property comes with a complete upper chain, promising a potentially straightforward and swift transaction for prospective buyers. This is a truly outstanding family home that combines spacious living with modern comforts and an enviable location. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

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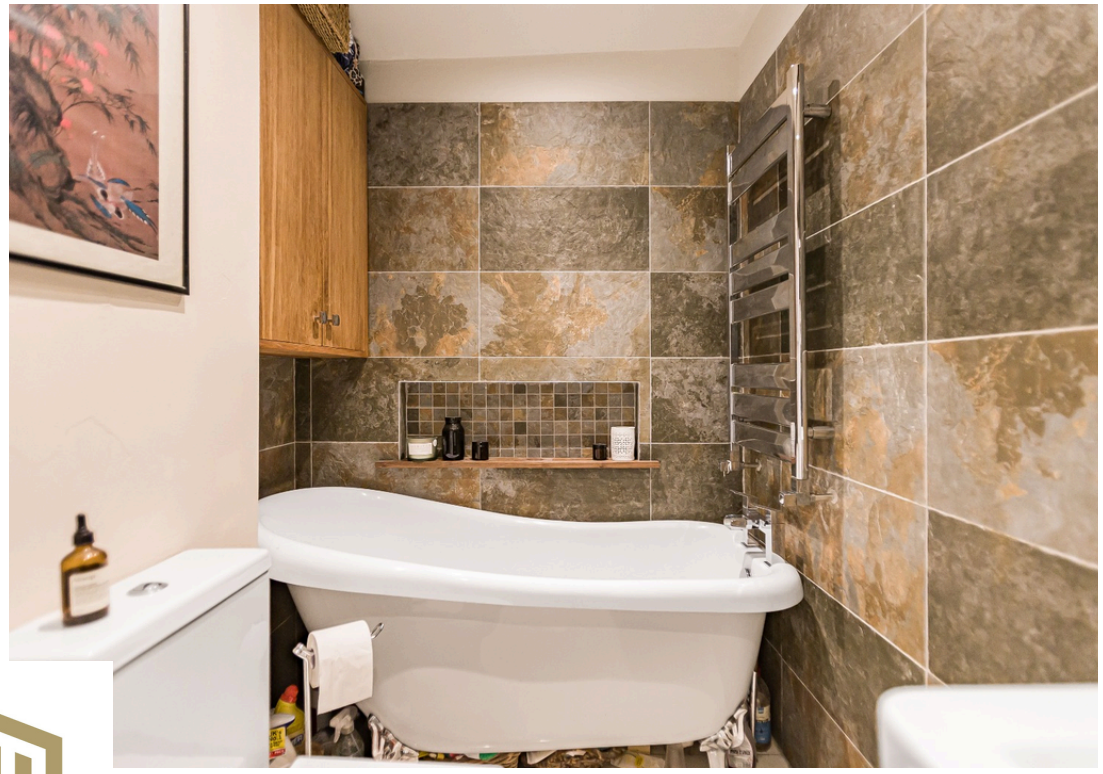
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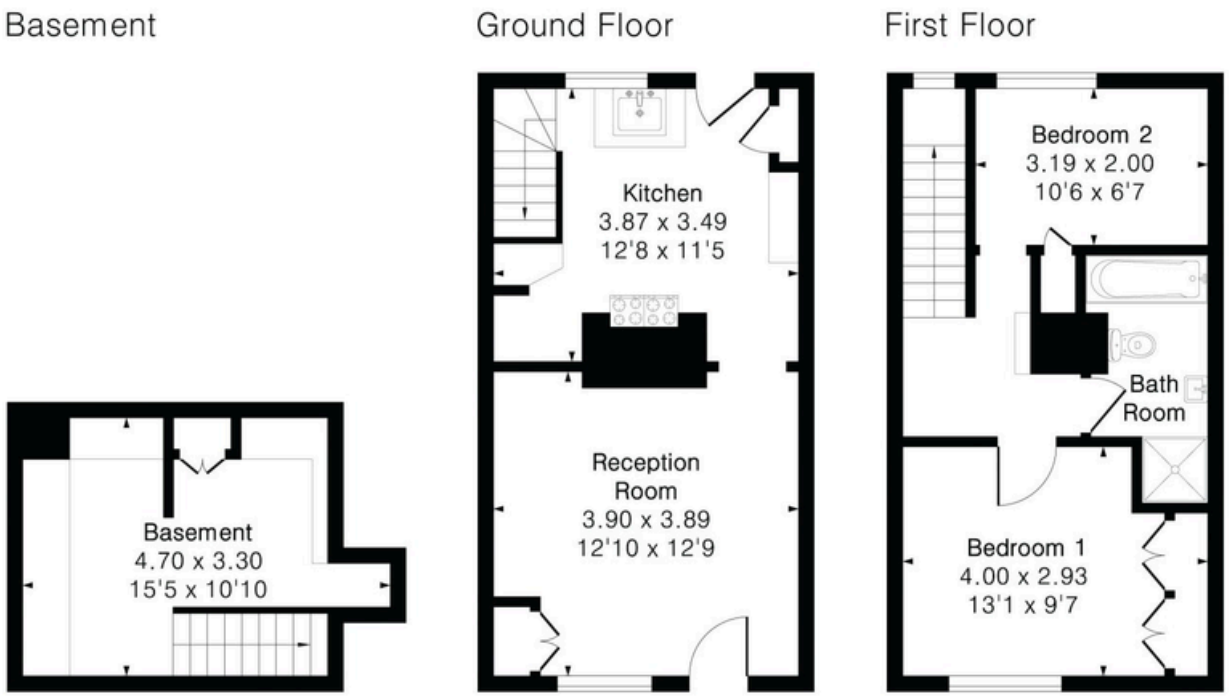






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Approximate Area = 71.89 sq m / 774 sq ft



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All Measurement and areas are approximate, not to scale

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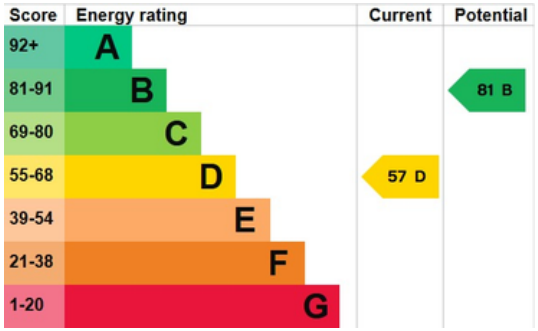
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
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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
taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Putterills Welwyn
Garden City
34 Wigmores North
AL8 6PH

01707 393333
wgc@putterills.co.uk
www.putterills.co.uk