

The Gardens, Hatfield, AL9 7UL



Price: £825,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



CHAIN FREE

We are delighted to offer for sale this extended 3 bedroom, 3 bathroom, 2 reception rooms semi-detached family home with the added benefit of a utility room, integral garage, off street parking, and a mature 85ft rear garden. The village centre and mainline railway station are only a short walk away.

- EXTENDED 3 BEDROOM FAMILY HOME
- CHAIN FREE
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- UTILITY ROOM
- MATURE 85FT REAR GARDEN
- INTEGRAL GARAGE
- OFF STREET PARKING

www.vanessamccallumestates.co.uk

The Gardens, Hatfield, AL9 7UL



Price: £825,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

FEATURES

DESCRIPTION

CHAIN FREE

We are delighted to offer for sale this extended 3 bedroom, 3 bathroom, 2 receptions rooms semi-detached family home with the added benefit of a utility room, integral garage, off street parking, and a mature 85ft rear garden. The village centre and mainline railway station are only a short walk away.

ACCOMMODATION

ENTRANCE HALLWAY
LIVING ROOM
DINING ROOM
KITCHEN
UTILITY ROOM
GROUND FLOOR CLOAKROOM

FIRST FLOOR

3 BEDROOMS - one with en-suite
FAMILY BATHROOM
MATURE 85FT REAR GARDEN
INTEGRAL GARAGE
OFF STREET PARKING

LOCATION

Ideally situated for the mainline railway station (Kings Cross/Moorgate), local shops and local primary school. The Gardens is a turning off of Bluebridge Road. The A1(M) and M25 are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F.

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

The Gardens, Hatfield, AL9 7UL

Price: £825,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



www.vanessamccallumestates.co.uk

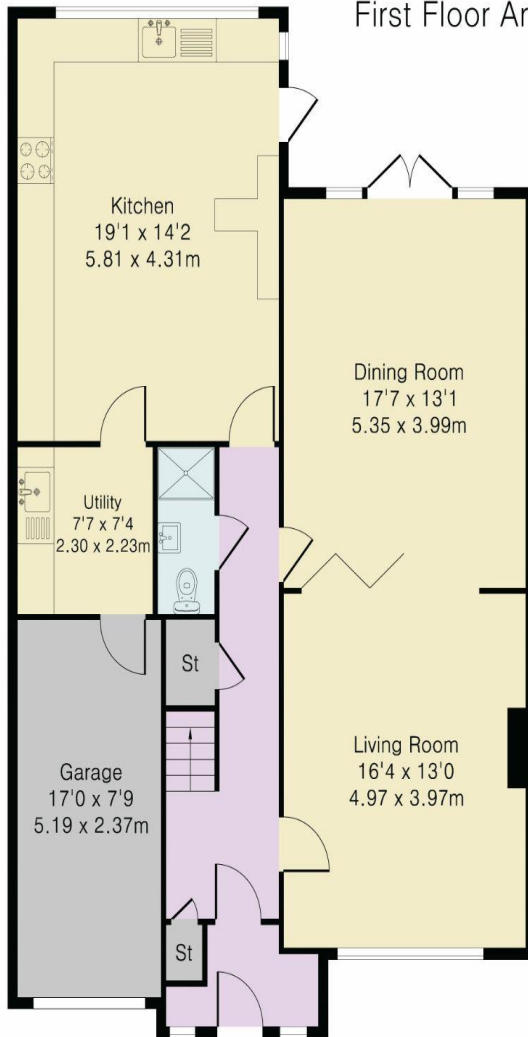
The Gardens, Hatfield, AL9 7UL



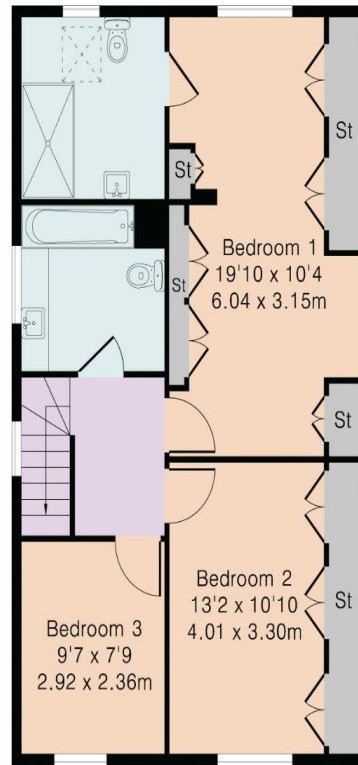
Price: £825,000
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 1701 sq ft – 158 sq m
Ground Floor Area 1091 sq ft – 101 sq m
First Floor Area 610 sq ft – 57 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

