

Park Close, Old Hatfield, AL9 5AY

Price: £550,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A true gem of a property situated in a conservation area in the heart of Old Hatfield, tucked away in a quiet cul-de-sac location yet only a few minutes walk from Hatfield Railway Station and Hatfield House with it's amazing grounds. The current owner has modernised the kitchen and bathroom and this provides a lovely home for someone who may be downsizing. There are some lovely features including a full stained glass window in the hallway, great size reception room open plan with the kitchen, separate utility room and ground floor cloakroom. There is a delightful private walled courtyard garden and parking is on the street.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- GOOD SIZE RECEPTION ROOM WITH AN OPEN PLAN KITCHEN
- UTILITY ROOM
- FULL STAINED-GLASS WINDOW IN THE HALLWAY
- PRIVATE WALLED COURTYARD GARDEN
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO HATFIELD HOUSE & STATION
- CONSERVATION AREA

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
GROUND FLOOR CLOAKROOM
RECEPTION ROOM WITH AN OPEN PLAN KITCHEN
UTILITY ROOM
3 BEDROOMS - one with balcony
FAMILY BATHROOM
PRIVATE WALLED COURTYARD GARDEN

LOCATION

Situated in a quiet cul-de-sac, Park Close is off Park Street, a continuation off The Broadway. A short walk from the grounds of historic Hatfield House and Hatfield main line Station for London's (Kings Cross/Moorgate) The A1(M) and M25 easily accessible. Local amenities include a restaurant; convenience store and the Eight Bells and Horse and Groom public houses.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE 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).

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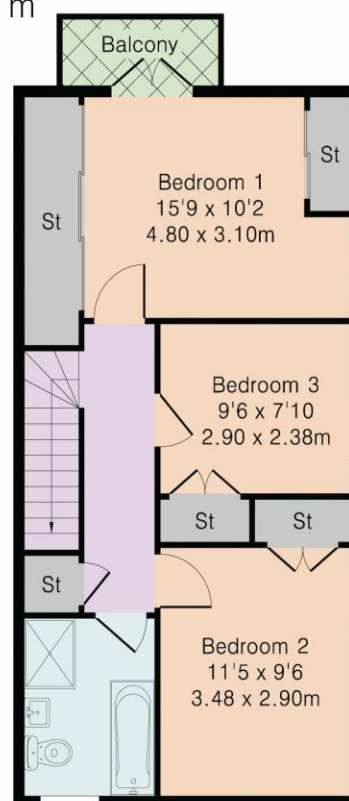
Approximate Gross Internal Area 1198 sq ft – 111 sq m

Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 506 sq ft – 47 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.

