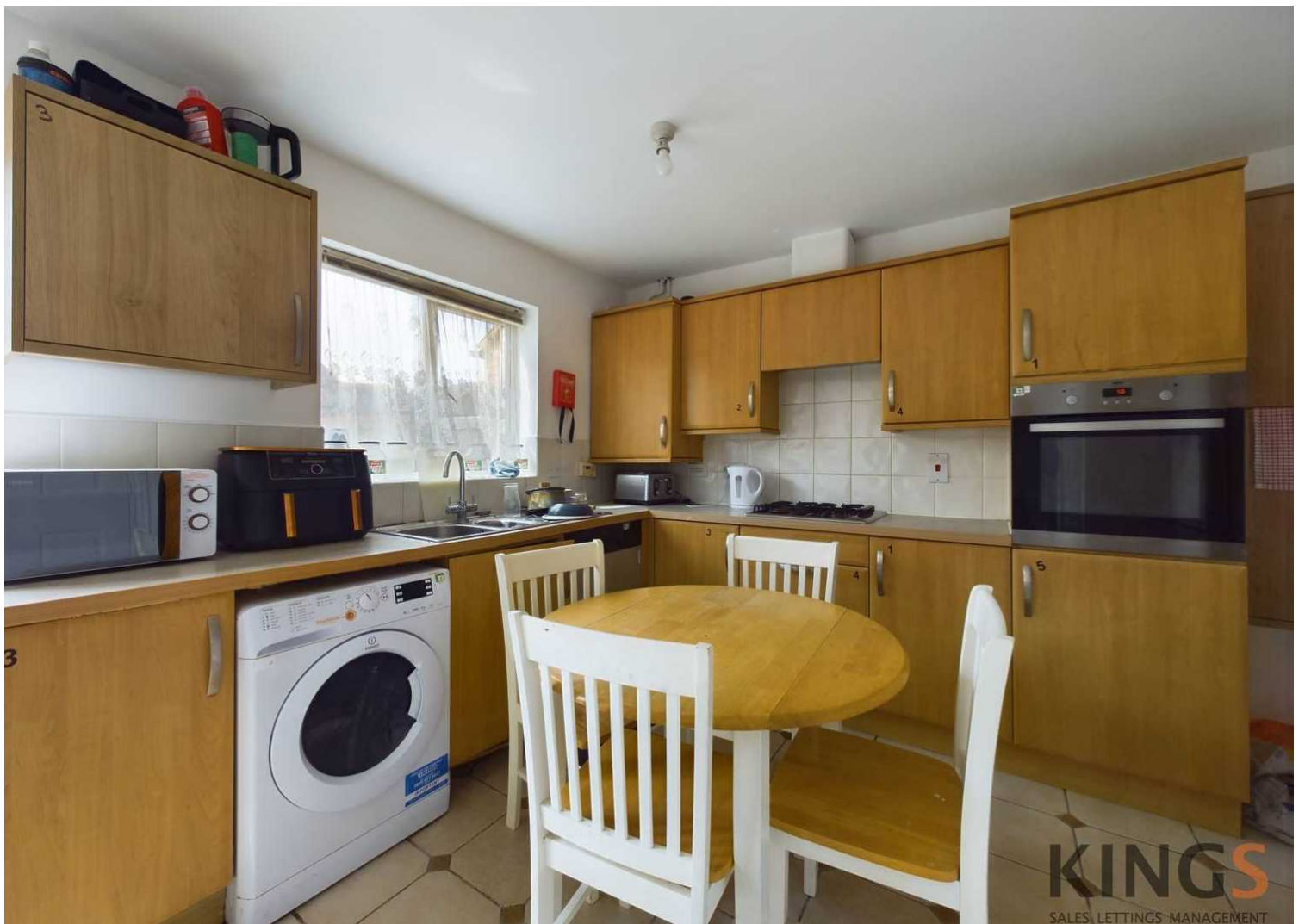


## Walker Grove, Hatfield – AL10 9PL

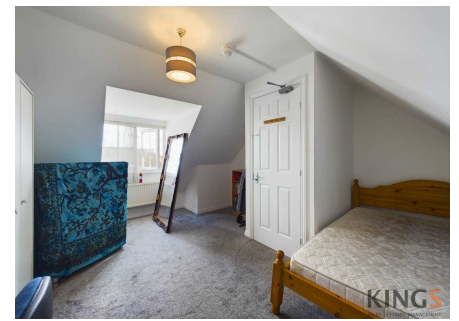
£625,000 Freehold

DETACHED HOUSE • SIX BEDROOMS • THREE BATHROOMS • GARAGE & DRIVEWAY • KITCHEN/DINER • LIVING ROOM  
• CURRENTLY USED AS A HMO • CHAIN FREE • EPC RATING - C

**KINGS**  
SALES LETTINGS MANAGEMENT



Currently tenanted as a HMO property receiving a rental amount of £3,600pcm is this newly decorated six bedroom detached house located close to many amenities including Hatfield Business Park and The De Havilland Campus of Herts University. The ground floor comprises an entrance with bathroom, spacious double bedroom, kitchen/diner with plenty of storage and a semi-open plan living room. The first floor features a large dual aspect master bedroom with dressing area, integrated wardrobes and en-suite, second double bedroom, third single bedroom and main bathroom. The top floor features two further double bedrooms. This property further benefits from a low maintenance rear garden with walled boundary and rear access, garage to the side with eaves storage and space for parking in front of it. This freehold property has been newly decorated, is ideally suited for investors and offered for sale on a chain free basis.

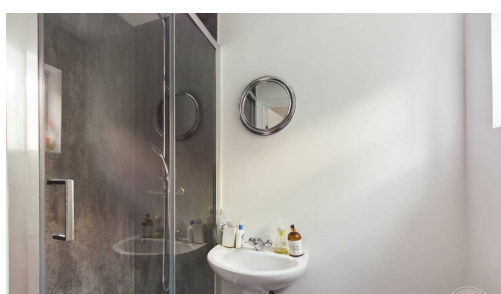


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency  
Rating: C

EPC Environmental Impact  
Rating: C

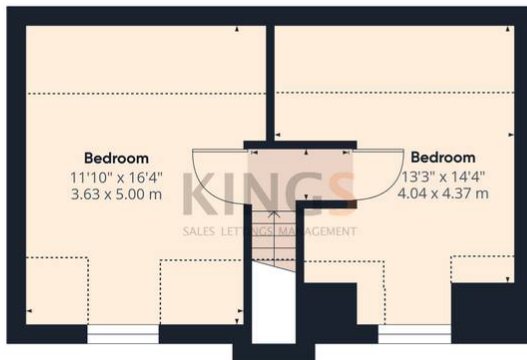




Ground Floor



Floor 1



Floor 2

|   |
|---|
| <b>Approximate total area<sup>(1)</sup></b> |
| 1315.89 ft <sup>2</sup>                     |
| 122.25 m <sup>2</sup>                       |
| <b>Reduced headroom</b>                     |
| 148.97 ft <sup>2</sup>                      |
| 13.84 m <sup>2</sup>                        |

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

