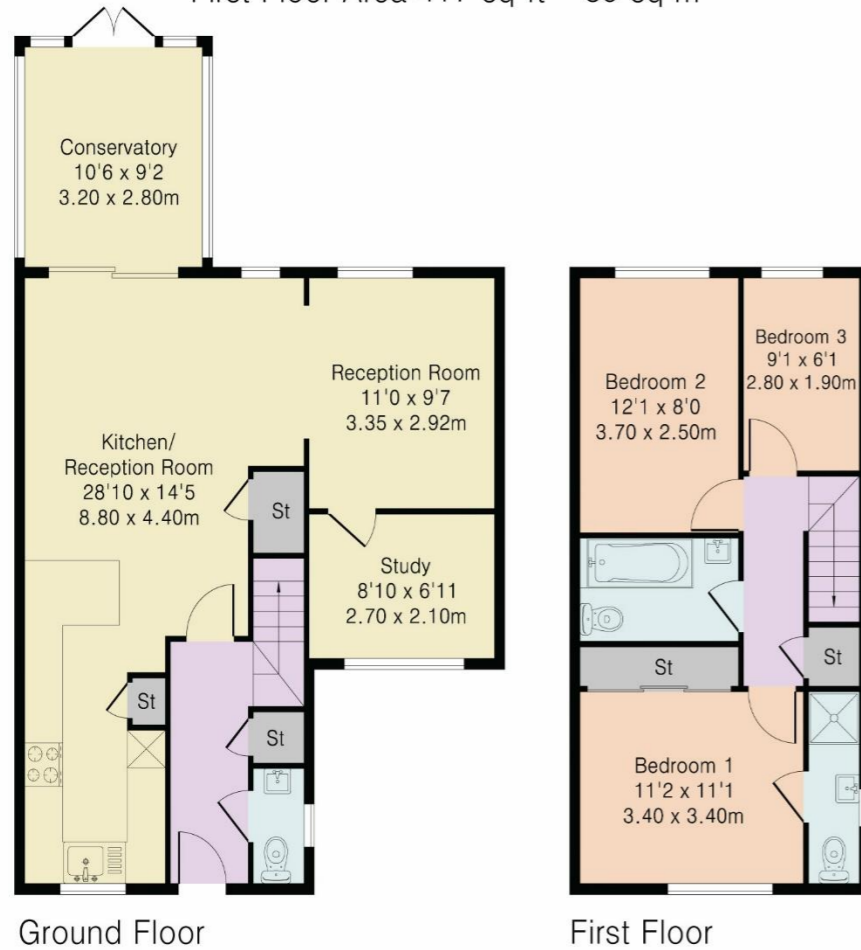


Approximate Gross Internal Area 1114 sq ft – 104 sq m  
Ground Floor Area 697 sq ft – 65 sq m  
First Floor Area 417 sq ft – 39 sq m

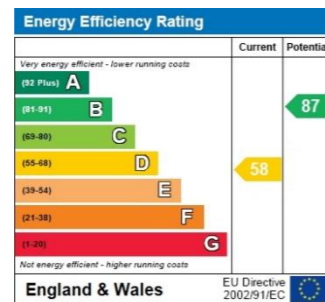


Ground Floor

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.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Campion Road, Hatfield Freehold £470,000



**HATFIELD GARDEN VILLAGE LOCATION** Modern end of terrace house situated within the popular Hatfield Garden Village area close to local shops, Green Lanes JMI School, The Hatfield Business Park, countryside and with easy access to St Albans and Welwyn Garden City.

- Modern End of Terrace House
- Hatfield Garden Village
- Ground Floor WC
- Three Bedrooms
- En-Suite Shower to Bedroom One
- Front & Rear Gardens
- Parking







## Entrance Hall

Via a half frosted double glazed front door. Carpeted stairs to first floor and large storage cupboard. Wood effect laminate flooring. Single radiator. Wooden door to:

## Cloakroom

Double glazed window to side. Low level WC. Wash hand basin. Laminated flooring.

## Kitchen

Open living kitchen comprising a range of fitted a high specification, wall and base units with quartz work surfaces and matching up stands, quartz hob splash back and windowsill. Inset 1 ½ sink unit with mixer tap. A 5 Ring `Siemens` gas hob and floating filter hood. Integrated `Siemens` oven/grill and microwave. Built in concealed upright fridge freezer, dishwasher and `Bosche` washing machine. Enclosed Baxi Combi Boiler installed in 2023. Down lighters. Wood effect laminate flooring. Matching quartz breakfast bar. Vertical tower radiator.

## Lounge

Wood effect laminate flooring. Vertical tower radiator. Large under stair larder cupboard with light. Double glazed sliding door to conservatory.

## Dining Room

Carpeted flooring. Double radiator. Double glazed window to rear. Dimmer switch. Doors to:

## Study

Carpeted flooring. Multiple power points and telephone point. Double glazed window to front. Small loft hatch with pull down ladder.

## Conservatory

Wood effect laminate flooring. Under floor heating. Double glazed windows. Spotlights on dimmer switch. Fan light. Wall mounted electric heater. Double doors to rear garden.

## First Floor Landing

Carpeted flooring. Access to boarded loft via ladder with light. Airing cupboard housing a hot water cylinder. Doors to:

## Bedroom One

Carpeted flooring. Single radiator. Double glazed window to front. Fitted wardrobes.

## En-Suite Shower Room

Shower cubicle with power shower. Window to side. Low level WC. Extractor fan. Corner vanity unit. Wash hand basin.

## Bedroom Two

Carpeted flooring, Radiator, and double glazed window to rear.

## Bedroom Three

Carpeted flooring. Single radiator. Double glazed window to rear.

## Bathroom

A half tiled suite with power shower with adjustable hand held head over panel enclosed bath. Low level WC. Mirrored vanity unit with wash hand basin and mixer tap. Extractor fan. Chrome effect towel rail. Tiled floor.

## Front Garden

Path to front door. Decorative loose slate. Outdoor tap.

## Rear Garden

Southerly aspect. Large patio area ideal for entertaining friends and family. Raised timber flower beds with low maintenance loose slate beds. Timber fences to sides and rear. Outdoor tap and electrical points. Side access. Timber shed approximately measuring 7ft x 6ft.

## Driveway

Space for 2/3 cars and 1 communal shared visitor bay.

## Further Details

The property is Freehold  
Council Tax Band - Band E