

**Bull Stag Green, Hatfield Freehold
Price £650,000**



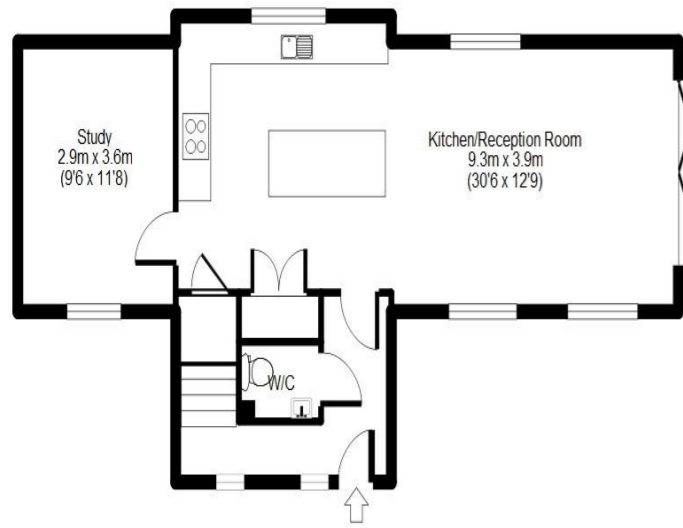
BRAND NEW DETACHED COTTAGE CLOSE TO TRAIN STATION. This attractive detached property is situated in a cul-de-sac location between The Ryde and Old Hatfield close to shops, restaurants, public houses, Hatfield House and Park.



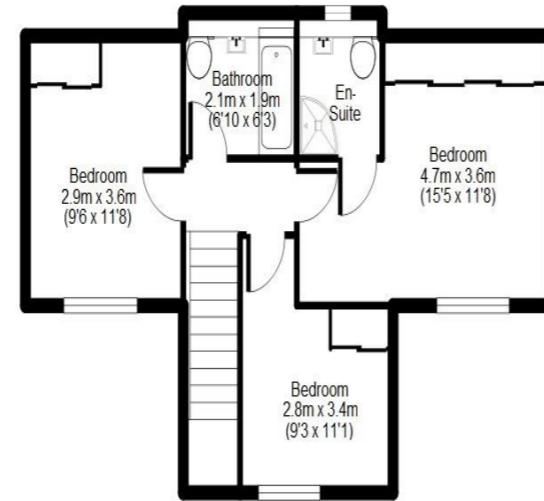
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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 particular 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.

Bulls Stag Green, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 1066 sq. ft / 99 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

Entrance Hall

Windows to front. Stairs to first floor, Doors to:

Ground Floor Cloakroom

Low level W.C. Wash hand basin.

Open Plan Lounge / Dining Room / Kitchen

Triple aspect with windows to front and rear and bi-folding patio doors to side and private garden. Kitchen with quartz work surfaces, breakfast bar and integrated hob, oven, filter, fridge/freezer, dishwasher and washing machine.

Snug

Window to front.

First Floor Landing

Doors to:

Bedroom One

Window to front.

En-Suite Shower Room

Comprising a corner shower cubicle, low level W.C. Pedestal wash hand basin. Window to rear.

Bedroom Two

Window to front.

Study

Window to front. Overstairs cupboard.

Family Bathroom

Comprising a panel enclosed bath with shower unit over, Low level W.C. Pedestal wash hand basin. Window to rear.

Front Garden

Parking for two cars. Electric vehicle charger.

Rear Garden

Paved patio area. Acoustic fence to rear boundary.

Further Details

The property is Freehold
Council Tax Band - To Be Confirmed

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.