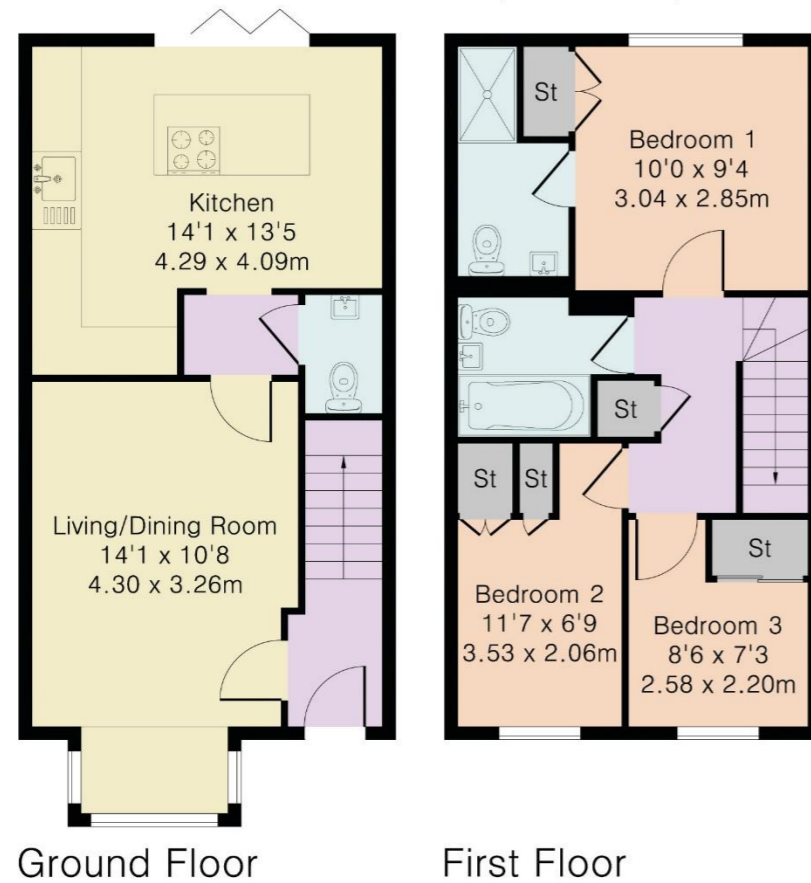


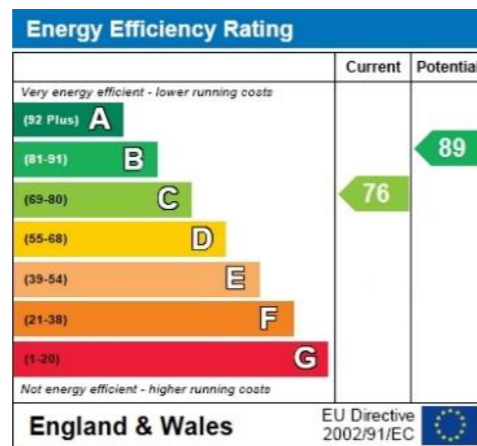
Approximate Gross Internal Area 803 sq ft - 74 sq m

Ground Floor Area 412 sq ft – 38 sq m

First Floor Area 391 sq ft – 36 sq m



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 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.

Campion Road, Hatfield Freehold Price £425,000



We are delighted to bring to the market this immaculately presented, ready to move into, three-bedroom end terrace home in the highly sought after location of Hatfield Garden Village.

- Three Bedrooms – All with fitted wardrobes
- En-Suite to the master bedroom
- Stylish Re Fitted Kitchen (2022) with central breakfast island
- Re Fitted Bathroom (2024)
- Ground Floor Cloakroom – Conveniently located, re fitted in 2022
- Smart Heating System
- Low Maintenance Rear Garden
- Allocated parking for two vehicles plus visitor spaces
- Immaculate Condition Throughout
- Popular Hatfield Garden Village Location





Entrance Hallway

Front door opens to an inviting hallway with laminate wood flooring, single radiator, and stairs leading to the upper level. Coving to the ceiling adds a touch of elegance.

Lounge

Spacious lounge with UPVC double-glazed bay window to the front aspect, allowing natural light to flood the room. Features include laminate wood flooring, a double radiator, coving to the ceiling, and a TV point.

Inner Lobby

Tiled flooring and inset spotlights lead to the ground floor cloakroom.

Ground Floor Cloakroom

Refitted in 2022, this modern WC includes a low level flush toilet, wall mounted vanity unit with wash hand basin, single radiator, and extractor fan.

Kitchen/Breakfast Room

Fully re fitted and remodeled in 2022, this stunning kitchen boasts bi fold doors opening to the rear garden, tiled flooring, inset spotlights, and coving to the ceiling. It features a range of base and eye level units with square topped work surfaces and splashbacks, integrated appliances (washing machine, fridge freezer, dishwasher, and induction hob with built in extractor). The central breakfast island provides additional storage and functionality.

First Floor Landing

Loft access (with lighting, boarding, and pull down ladder) and a storage cupboard housing the hot water tank.

Master Bedroom

Generously sized with a UPVC double glazed window to the rear, single radiator, inset spotlights, and a range of fitted wardrobes. Includes an en suite.

En-Suite

Modern and luxurious, featuring tiled flooring, a walk in shower cubicle with power and rainfall shower heads, wall mounted wash hand basin, inset spotlights, and an extractor fan.

Bedroom Two

Bright room with a UPVC double glazed window to the front, single radiator, and fitted wardrobes.

Bedroom Three

Front aspect room with UPVC double glazed window, single radiator, and fitted mirrored sliding wardrobes.

Family Bathroom

Re fitted in 2024, this three piece suite includes a panel enclosed bath with shower attachment and rainfall shower, a double drawer vanity unit with an integrated sink, ornamental wall panelling, a heated towel rail, low level flush WC, inset spotlights, extractor fan, tiled flooring, and part tiled walls.

Front

Allocated parking for two vehicles, plus visitor parking available.

Rear Garden

Approximately 35ft long, featuring a low-maintenance artificial lawn, patio area, and a pergola with wisteria. Side pedestrian access.

Further Details

The property is Freehold
Council Tax Band - Band D

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.