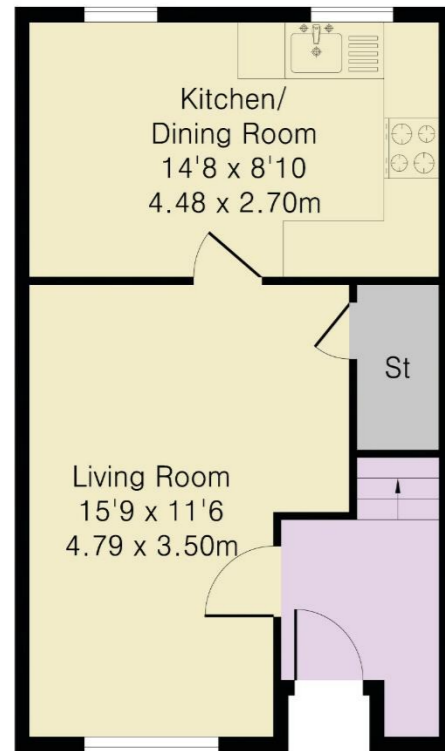


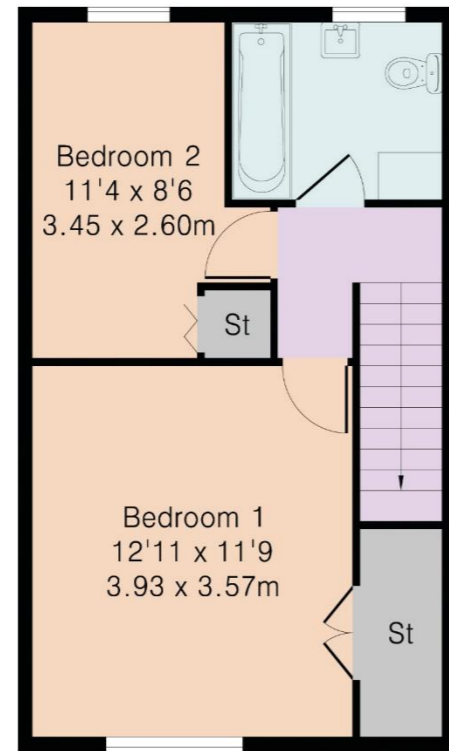
Approximate Gross Internal Area 722 sq ft - 67 sq m

First Floor Area 357 sq ft – 33 sq m

Second Floor Area 365 sq ft – 34 sq m



First Floor



Second 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Church Lane, Old Hatfield, Leasehold Guide Price £299,995



2-Bedroom Split-Level Maisonette situated in the highly desirable Old Hatfield., Chain free with Long Lease.

- Two Bedroom Split Level Maisonette
- Highly Desirable Old Hatfield Location
- Moments from Mainline Train Station
- Spacious Lounge
- Fitted Kitchen/Diner
- Two Double Bedrooms
- Picturesque Setting
- Private Residents Parking
- CHAIN FREE
- Rarely Available with Long Lease





Entrance

The property is entered through a UPVC front door, leading to a welcoming inner hallway with wood laminate flooring, a single radiator, and stairs to the upper level.

Lounge

A bright and airy space with a UPVC double-glazed window overlooking the rear aspect. The lounge features a single radiator, wood laminate flooring, and a handy under-stairs storage cupboard.

Kitchen/Diner

This well-equipped kitchen boasts two UPVC double-glazed windows to the front aspect, a double radiator, and a range of base and eye-level units with roll-top work surfaces and tiled splashbacks. There is plumbing for a washing machine, space for a cooker with a built-in extractor, and space for a fridge-freezer. The kitchen provides ample space for dining, making it ideal for entertaining or family meals.

First Floor Landing

The first-floor landing provides loft access (with lighting and housing the boiler) and a storage cupboard.

Master Bedroom

Featuring a UPVC double-glazed window to the rear aspect, a single radiator, a storage cupboard, and power points, this room offers a peaceful retreat.

Bedroom Two

With a UPVC double-glazed window to the front aspect, fitted wardrobes, a single radiator, and power points, this room is perfect for guests or as a home office.

Bathroom

The bathroom includes a UPVC double-glazed opaque window to the front aspect, a low-level flush WC, a pedestal wash hand basin, a panel-enclosed bath with mixer taps and a shower attachment, and partly tiled walls.

Exterior

The property is complemented by a secluded patio area at the front, perfect for enjoying the peaceful surroundings. The setting offers a lovely outlook in a quiet location. Residents benefit from private parking, ensuring convenience and exclusivity.

Further Details

The property is Leasehold
Council Tax Band - Band C

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.