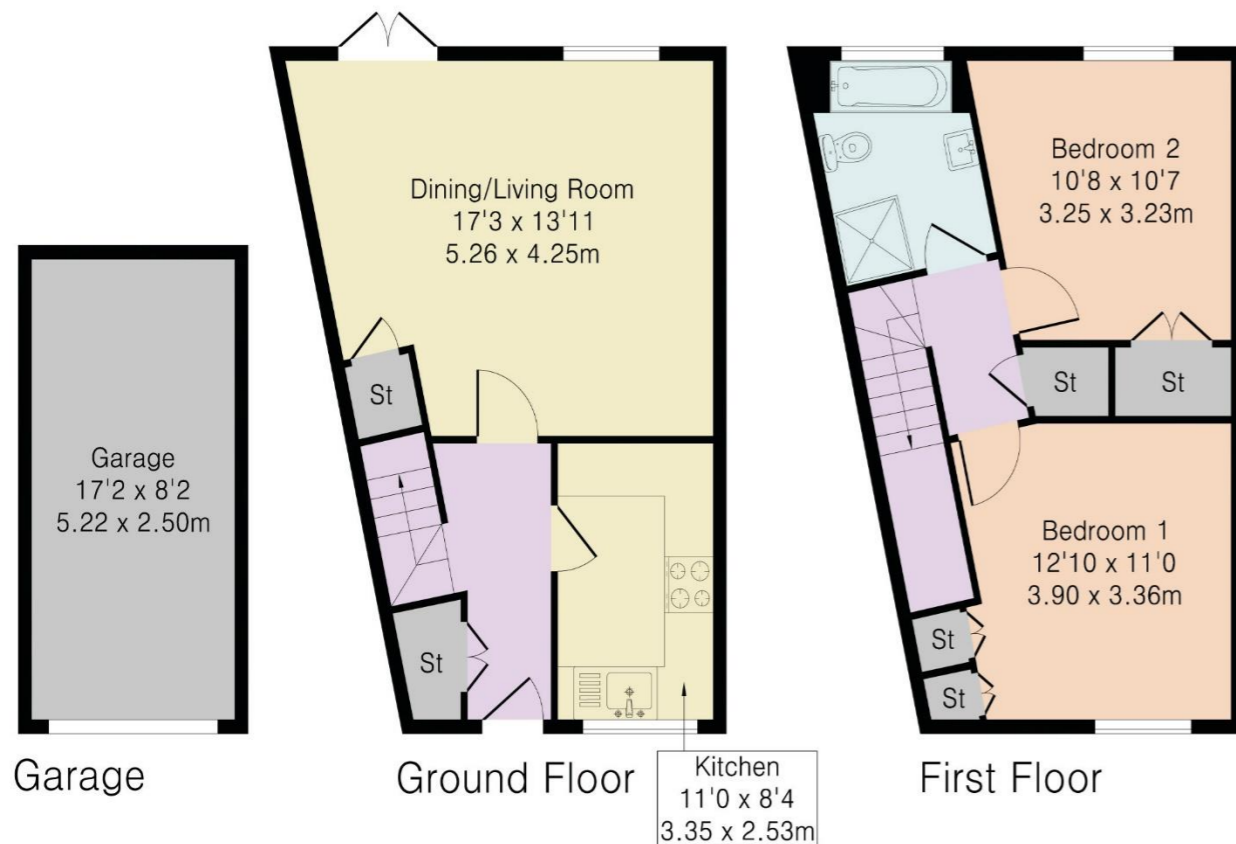


**Approximate Gross Internal Area 860 sq ft - 80 sq m**

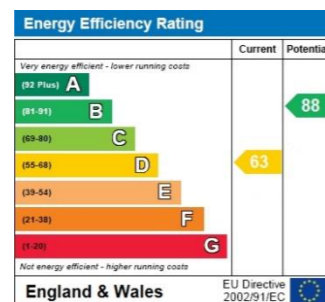
Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 359 sq ft – 33 sq m

Garage Area 140 sq ft – 13 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.

## Park Mews, Old Hatfield Freehold Offers Over £450,000



A beautifully presented two double-bedroom home situated in a peaceful cul-de-sac within Old Hatfield....

- Two bedroom house
- Situated in Old Hatfield
- Garage and private driveway parking
- Luxury kitchen with integrated appliances
- Spacious lounge/diner with garden access
- South-facing rear garden with patio area
- Turn-key condition throughout
- Two double bedrooms with fitted wardrobes
- Mews Setting
- Gorgeous condition throughout







## Front Door & Entrance Hall

The front door opens into a welcoming inner hallway, featuring tiled flooring, inset spotlights, and a single radiator. A convenient under-stairs storage cupboard/coat cupboard is available, along with additional power points. A striking wood-effect staircase leads to the upper level, with doors providing access to the kitchen and lounge/diner.

## Kitchen

This luxury fitted kitchen boasts a UPVC double-glazed window to the front aspect, a range of base and eye-level units with square-topped work surfaces, and tiled splashbacks. The one-bowl square stainless steel sink unit features stainless steel mixer taps. Integrated appliances include a dishwasher, washing machine, and fridge-freezer. The kitchen is completed by a cupboard housing the boiler, a built-in electric oven, an electric hob with an extractor fan, and inset spotlights, offering a modern and practical cooking space.

## Lounge/Diner

The spacious lounge/diner offers tiled flooring, inset spotlights, and ample power points. It is fitted with a single radiator and a double radiator, ensuring comfort throughout the year. French doors open onto the garden, and a UPVC double-glazed window to the rear aspect allows natural light to fill the space. An under-stairs storage recess adds functionality to this stylish living area.

## First Floor Landing

The first-floor landing features wood-effect flooring, inset spotlights, loft access, and a storage cupboard. Doors lead to the master bedroom, second bedroom, and bathroom.

## Master Bedroom

The generously sized master bedroom benefits from a range of fitted wardrobes, wood-effect flooring, power points, and a double radiator, providing a comfortable and well-appointed retreat.

## Bathroom

This luxurious bathroom is equipped with a UPVC double-glazed opaque window to the rear aspect, a low-level flush WC, a wash hand basin with a vanity unit, a panel-enclosed bath with mixer taps and a shower attachment, and a walk-in shower cubicle with a plumbed-in shower. Additional features include tiled flooring, inset spotlights, and an extractor fan.

## Bedroom Two

The second double bedroom includes a UPVC double-glazed window to the rear aspect, a double radiator, wood-effect flooring, and a range of fitted wardrobes.

## Exterior

### Rear Garden

The south-facing rear garden is approximately 30 feet in length and is primarily laid to lawn with mature plant and shrub borders. It features a patio area, rear pedestrian access, and outside security lighting, offering an ideal space for relaxation and outdoor entertaining.

### Exterior Front

Situated in a cul-de-sac location, the property includes a garage en bloc with an up-and-over door and private driveway parking.

## 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.**