

Approximate Gross Internal Area 1216 sq ft - 113 sq m  
(Excluding Garage)

Ground Floor Area 420 sq ft – 39 sq m

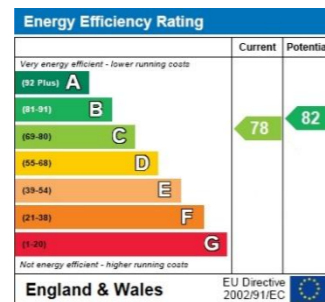
First Floor Area 398 sq ft – 37 sq m

Second Floor Area 398 sq ft – 37 sq m

Garage Area 136 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



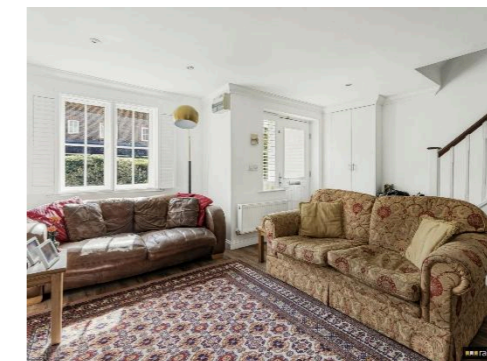
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight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

## Poppy Walk, Hatfield Freehold Guide Price £470,000



A CHAIN FREE beautiful three bedroom terraced townhouse in the sought after Hatfield Garden Village. Maintained to a high standard throughout and boasting front and rear gardens, a newly refurbished kitchen, and private parking, making this a perfect all rounder home for a first time buyer or investor.

- CHAIN FREE three-bedroom terraced townhouse in Hatfield Garden Village
- Garage with convenient off street parking
- Newly refurbished kitchen with fitted Neff appliances
- Bathroom facilities on every floor
- Immaculately maintained throughout
- Fitted wardrobes in every bedroom
- Gas central heating and double glazing throughout
- Principal bedroom with en-Suite
- Low maintenance paved rear garden
- Located in a quiet, family focused area with great local amenities





## Ground Floor

### Living Room

Welcoming and bright living room with wood style flooring, and access to the kitchen and downstairs toilet. Includes a built in storage cupboard and under stair storage. Windows to front aspect with beautiful wooden shutters and a gas radiator.

### Downstairs WC

Contemporary guest bathroom with WC and basin with gas radiator. Ideal for visitors or everyday use.

### Kitchen

Recently refurbished with modern fitted units and integrated Neff appliances including oven, hob, microwave, extractor fan, fridge/freezer, butler sink, dishwasher, and washing machine. Sleek counter tops with splash backs, and ample natural light. Window and French doors to garden. Featuring a gas radiator.

## First Floor

### Landing

Gas radiator on landing

### Living Room

Spacious and comfortable carpeted living room with two large windows to rear and two gas radiators.

### Bedroom Three

Bright and well proportioned double room with built in wardrobes. Carpeted with neutral tones. Large window to front aspect and a gas radiator.

### Toilet

WC and basin with window to front aspect and a gas radiator.

## Second Floor

### Landing

Airing cupboard with boiler and gas radiator on landing, Also with loft access.

### Bedroom One

A large and private bedroom with built in storage and en suite bathroom. Flooded with natural light and finished to a high standard. Two windows to rear aspect and a gas radiator.

### En - Suite

Modern shower room with WC, wash basin, and shower cubicle. Contains a heated Towel rail.

### Bedroom Two

Double room with built in storage and window to front aspect. Carpeted with neutral tones. With a gas radiator.

### Family Bathroom

Stylish family bathroom including bathtub, WC, and wash basin. Tiled flooring and walls for easy maintenance. Heated towel rail and window to front aspect.

### Garden

Designed for low maintenance with a large paved patio area, outside tap, and security lighting. Rear pedestrian access for garage and off street parking which enhances convenience.

### Garage

Single garage with up-and-over door, excellent for storage. Next to allocated off street parking.

## Further Details

The property is Freehold  
Council Tax Band - Band E

**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.**