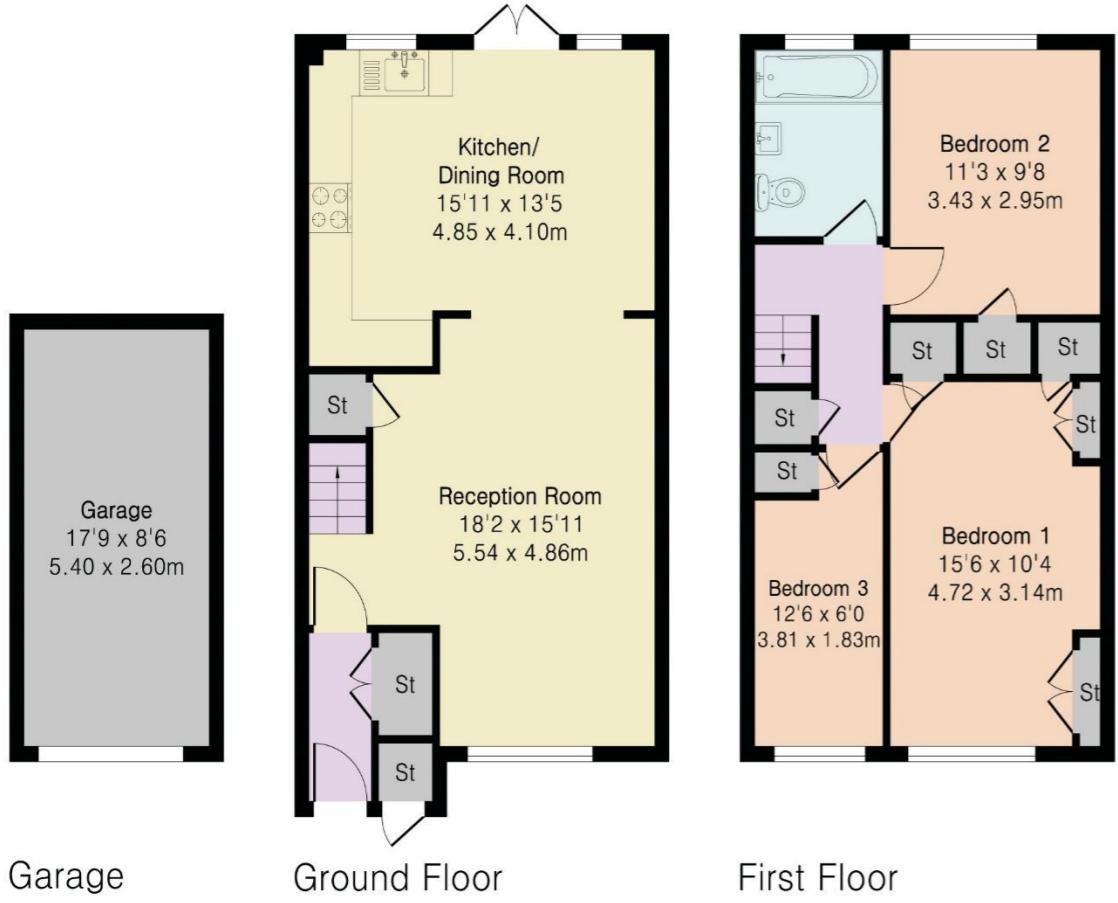


Approximate Gross Internal Area 955 sq ft - 89 sq m  
(Excluding Garage)

Ground Floor Area 484 sq ft - 45 sq m  
First Floor Area 471 sq ft - 44 sq m  
Garage Area 151 sq ft - 14 sq m



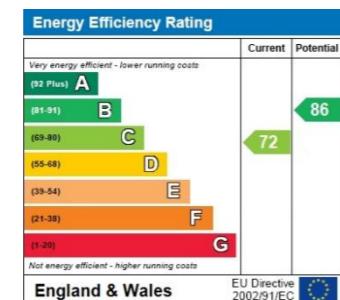
Garage

Ground Floor

First Floor



PINK PLAN  
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 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.

Old Hertford Road, Hatfield Freehold  
Guide Price £450,000



A beautifully presented three bedroom terraced home situated in the popular AL9 post code. Featuring an open plan kitchen/Diner/living space, extensive storage throughout, a fully boarded loft, modern bathroom and a tiered rear garden with rear access.

- Sought After AL9 Hatfield Location
- Open Plan Kitchen/Living Space
- Modern Kitchen With Integrated Appliances
- Included Garage
- Extensive Built In Storage Throughout
- Fully Boarded Loft With Drop Down Ladder
- Contemporary Fully Tiled Family Bathroom
- Gas Central Heating Throughout
- Ideal For Families Or First Time Buyers
- Tiered Rear Garden With Rear Access



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## Ground Floor Entrance Hall

A welcoming entrance hall providing a practical first impression, featuring a useful built in storage cupboard ideal for coats and shoes, with access through to the main living accommodation.

## Open Plan Living Room

A bright and well proportioned living space enjoying a front aspect window allowing ample natural light. The room benefits from attractive wood laminate tiled flooring, a gas radiator for comfort, and generous understairs storage. Open plan to the kitchen, creating a sociable and flowing layout ideal for modern living.

## Kitchen/Diner

A stylish and functional kitchen/dining area fitted with a comprehensive range of integrated appliances including fridge/freezer, washer/dryer and dishwasher, alongside an electric oven. The kitchen features a gas and induction hob with stainless steel extractor fan, a classic butler sink and ample worktop and storage space. A rear aspect window and double doors provide excellent natural light and open directly onto the garden, making this an ideal space for dining and entertaining.

## First Floor Landing

The landing offers additional practicality with a built in overstairs storage cupboard and access to the loft via a drop down ladder. The loft is fully boarded, providing excellent storage potential.

## Bedroom One

A spacious and well presented principal bedroom positioned to the front of the property. This room benefits from a front aspect window, gas radiator, fully fitted wardrobes and two large built in storage cupboards, offering excellent storage solutions.

## Bedroom Two

A generous second bedroom overlooking the rear garden, featuring a large built in storage cupboard, gas radiator and a rear aspect window, making it a bright and versatile space suitable for a double bedroom or home office.

## Bedroom Three

A well proportioned small double bedroom with a front aspect window, gas radiator and built in storage cupboard, ideal as a guest room, nursery or study.

## Family Bathroom

A modern and fully tiled family bathroom comprising a large bath with overhead shower, WC and wash basin. The room further benefits from a heated towel rail and a rear aspect window providing natural light and ventilation.

## 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.**