



4, Old Leys

Hatfield,
Hertfordshire, AL10 8LR
£545,000

country
properties

A chain-free three-bedroom detached home set within a popular cul-de-sac in South Hatfield, offering an excellent opportunity for buyers looking to modernise, add value and potentially extend, subject to the necessary planning permissions.

The property provides spacious and well-balanced accommodation, with an entrance porch leading into the hallway, understairs storage and access to the ground floor rooms. To the front of the property is a cloakroom, while the main lounge/dining room extends to an impressive 24'11" and enjoys a dual aspect, creating a bright and flexible living space with access to the rear garden.

The kitchen offers a range of fitted units, work surfaces, stainless steel double sink and drainer, appliance space, rear-facing window and door. While the property would now benefit from updating in certain areas, the layout gives buyers a strong foundation to create a home suited to their own taste and requirements.

To the first floor, the property offers three bedrooms, a family bathroom and a separate shower room. Bedroom one is positioned to the front and benefits from fitted wardrobes, while bedroom two overlooks the rear garden, bedroom three offers further useful storage, making the layout practical for family living.

The bathroom is fitted with a three-piece suite, while the additional shower room provides extra convenience for family households.

Externally, the property benefits from driveway parking, a front garden with mature planting and a one-and-a-half length garage with light, power, side access, meters, consumer board and cold water tap.

The rear garden enjoys a south-easterly aspect and offers a mature and established setting, with gated side access, patio areas and a lawn with surrounding flower beds.

South Hatfield is a convenient and well-connected location, offering access to local shops, schools, the University of Hertfordshire, Hatfield town centre, Hatfield train station and excellent road links including the A1(M). The property is also well placed for access to St Albans, Welwyn Garden City and wider Hertfordshire.

This is a superb opportunity for buyers seeking a detached home in a popular residential setting, with genuine scope to add value over time.

- CHAIN FREE
- DETACHED HOUSE
- KITCHEN & DINING AREA
- SPACIOUS LOUNGE / DINING ROOM
- GROUND FLOOR CLOAKROOM
- BATHROOM & SEPARATE SHOWER ROOM
- SOUTH EASTERLY FACING REAR GARDEN

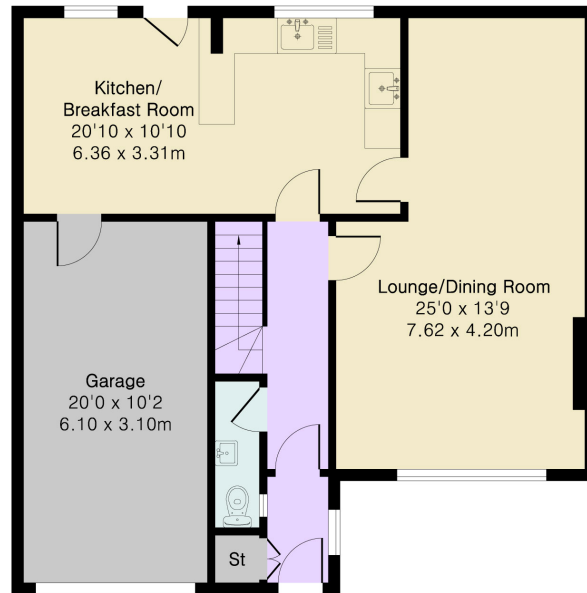




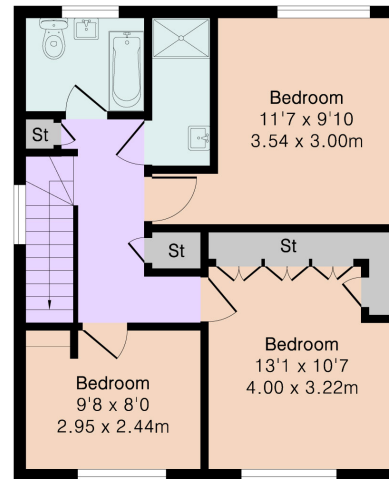
**Approximate Gross Internal Area 1395 sq ft - 130 sq m
(Including Garage)**

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 512 sq ft – 48 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	77
		EU Directive 2002/91/EC	



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.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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