



9, Wheatfield

Hatfield,
Hertfordshire, AL10 0JB
£500,000

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properties

A truly immaculate and substantially improved four double bedroom end of terrace home, offering spacious and versatile accommodation arranged over two floors and superbly presented by the current owners.

The property is approached via a brand new composite double glazed entrance door, opening into an attractive courtyard style frontage with useful brick built storage. From here, the main front door leads into the house, creating a private and welcoming approach.

The ground floor has been thoughtfully designed to provide excellent flexibility, making it well suited to modern family living, guests, working from home or multi generational use. To the rear is an impressive extended kitchen, lounge and dining room, forming a superb open plan living and entertaining space with direct access to the rear garden. The kitchen is fitted with quality appliances from brands including Ariston, Miele and Elica, complemented by discreet lighting and a contemporary finish. Wood effect tiled flooring continues throughout the ground floor, giving the home a stylish and cohesive feel.

Bedrooms one and two are both located on the ground floor and are generous double bedrooms. Bedroom one benefits from Hulsta fitted cupboards and storage, while bedroom two also includes built in storage cupboards from John Lewis. The ground floor further includes a stylish shower room with a double shower and heated towel rail, a separate WC, and a fitted utility cupboard housing a Bosch washer and dryer, providing excellent practicality for everyday living.

To the first floor, the landing provides loft access with a pull down ladder. There are two further double bedrooms, with bedroom three benefiting from a fitted Velux style window, while bedroom four is also well proportioned. The newly fitted luxury four piece bathroom is tastefully tiled and fitted with Ideal Standard fittings, including built in shower fittings and a heated towel rail, creating a stylish and high quality finish.

Externally, the property enjoys an attractive courtyard style frontage with brick built storage, together with a fully paved rear garden offering low maintenance outdoor space and a rear access gate. Further features include inset downlighters, discreet kitchen lighting, double glazing and approximately 1,302 sq ft of internal accommodation, excluding the outbuilding.

The property is well positioned for Hatfield railway station, which is approximately 0.7 miles away on foot. The station provides direct services into London King's Cross, with the fastest services taking around 25 minutes, and also offers connections towards Moorgate, making the location particularly convenient for commuters. Local shopping facilities, schools, Hatfield town centre and The Galleria are also within easy reach, with the A1(M) providing excellent road links towards the M25, London and the surrounding Hertfordshire area.

- Immaculate four double bedroom end terrace home.
- Approximately 1,302 sq ft of accommodation.
- Stunning open plan kitchen, lounge and dining room.
- High specification kitchen with integrated appliances.
- Flexible layout with two ground floor bedrooms.
- Luxury four-piece bathroom, shower room and separate WC.
- Low maintenance rear garden with brick-built storage.
- Approximately 0.7 miles to Hatfield railway station.
- Excellent access to schools, The Galleria and the A1(M).
- Ideal for families, commuters or multi-generational living.



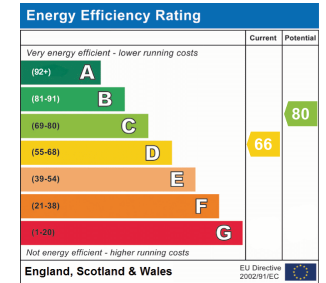
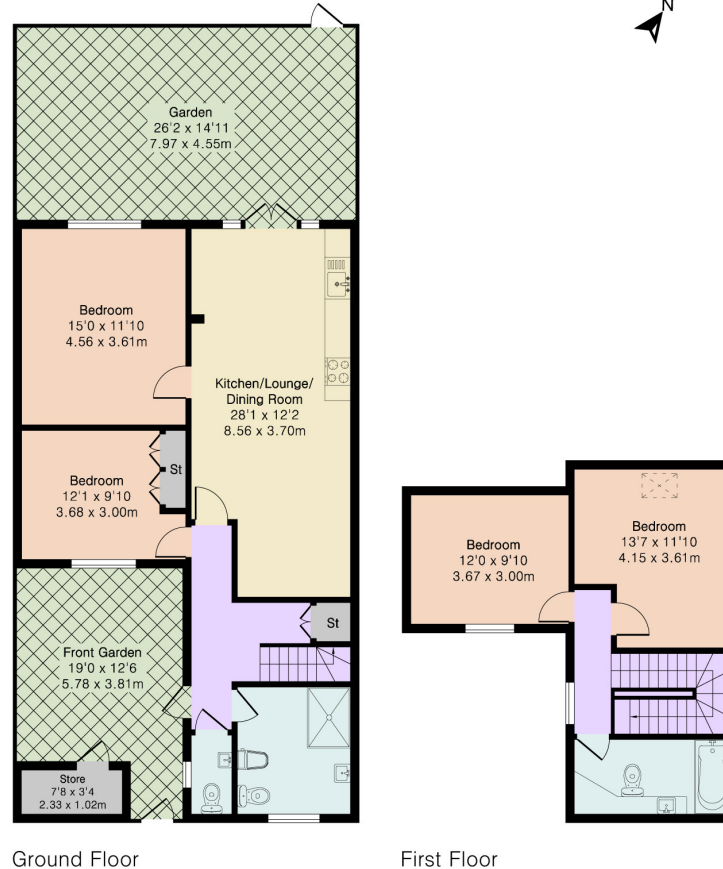


**Approximate Gross Internal Area 1302 sq ft - 121 sq m
(Excluding Outbuilding)**

Ground Floor Area 868 sq ft – 81 sq m

First Floor Area 434 sq ft – 40 sq m

Outbuilding Area 26 sq ft – 2 sq m



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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