



102 Campion Road, Hatfield, AL10 9FT
Guide price £400,000



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CHAIN FREE THREE BEDROOM TERRACED HOME WITH GARAGE AND GARDEN ON MODERN DEVELOPMENT CLOSE TO SCHOOLS, AMENITIES, TOWN CENTRES AND MAINLINE STATIONS

This chain free terraced home is located on a modern development well positioned for access to Hatfield and Welwyn Garden City towns which both have mainline railway stations, popular schools and a wide range of amenities. The accommodation comprises entrance hall, living room with fireplace and bay window, dining room with patio doors onto the garden, fitted kitchen, three bedrooms, an en suite shower room and bathroom. Externally is a lawned rear garden with patio and a garage en bloc and parking space to the front.

THE AREA

This property is conveniently situated within close proximity to Hatfield and Welwyn Garden City mainline railway stations with fast and frequent services to London Kings Cross and Moorgate. A short drive away are Hatfield, Welwyn Garden City and St Albans town centres with their wide ranges of amenities, along with Lemsford and Wheathampstead villages. Providing good transport links via road are the A1(M) and M25 which are with easy access. Primary and secondary schooling, the University of Hertfordshire, sports clubs, gyms and swimming pools are also situated within close proximity of the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Access to:

CLOAKROOM

Low level wc and wash hand basin.

LIVING ROOM 16'6" x 11'11" (5.03m x 3.63m)

Gas fireplace. Bay window to the front.

INNER HALL

Airing cupboard. Staircase to the first floor. Access to:

DINING ROOM 8'8" x 9'7" (2.64m x 2.92m)

Patio door to the garden. Open to:

KITCHEN 12'10" x 7'1" (3.91m x 2.16m)

Fitted with a range of wall and base units with worktops over and tiled splash backs. Stainless steel sink and drainer. Integrated oven with hob and extractor. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Tiled flooring. Windows to the rear.

FIRST FLOOR

LANDING

Over stairs cupboard. Access to:

BEDROOM ONE 11'11" x 11' (3.63m x 3.35m)

Fitted wardrobes. Window to the rear. Door to:

EN SUITE

Comprising low level wc, wash hand basin and shower cubicle. Tiled walls. Window to the rear.

BEDROOM TWO 11'7" x 8'1" (3.53m x 2.46m)

Window to the front.

BEDROOM THREE 8'3" x 7'9" (2.51m x 2.36m)

Window to the front.

BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower. Tiled walls. Extractor fan.

OUTSIDE

FRONT

Footpath leading to the front door.

GARAGE EN BLOC

Parking space to the front.

REAR GARDEN

Mainly laid to lawn with patio area to the rear of the property. Fenced boundaries.

FURTHER INFORMATION

Council tax band: D

VIEWING INFORMATION

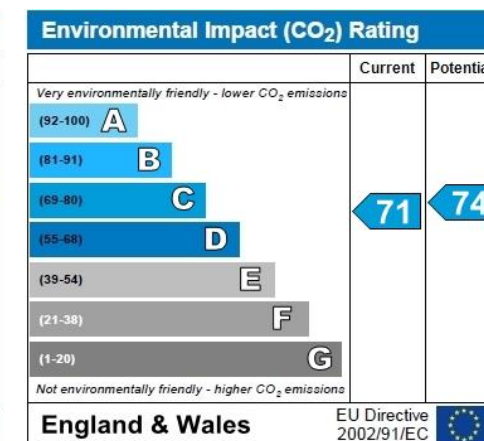
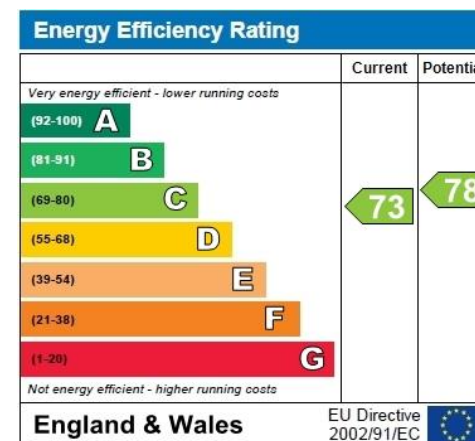
ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







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