



127 Campion Road, Hatfield, AL10 9FL
Guide price £400,000



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THREE BEDROOM SEMI DETACHED WITHIN GARAGE, DRIVEWAY AND GARDEN ON MODERN DEVELOPMENT WITHIN EASY REACH OF TOWN CENTRES AND MAINLINE STATION

This semi detached 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 neat and bright accommodation has been very well kept and comprises entrance hall, cloakroom, modern fitted kitchen, spacious living/dining room with patio doors onto the garden, double master bedroom with en suite shower room, two further bedrooms and a family bathroom. Externally is a low maintenance frontage with driveway and garage and a pretty lawned rear garden with patio.

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

Window to the side. Access to:

CLOAKROOM

Low level wc and pedestal wash hand basin.

KITCHEN 8'9" x 8'7" (2.67m x 2.62m)

Modern and good sized kitchen fitted with a range of wall and base units with worktops over and tiled splash backs. 1½ bowl sink and drainer. Electric oven and gas hob with extractor over.

Integrated washing machine and dishwasher. Space for fridge/freezer. Window to the front.

LIVING/DINING ROOM 17' x 15'10" (5.18m x 4.83m)

Spacious room with window to the rear and patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch. Window to the side. Access to:

BEDROOM ONE 11'8" x 9'3" (3.56m x 2.82m)

Window to the front. Door to:

EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and tiled shower cubicle. Window to the front.

BEDROOM TWO 11'6" x 8'11" (3.51m x 2.72m)

Window to the rear.

BEDROOM THREE 10'7" x 6'7" (3.23m x 2.01m)

Window to the rear.

BATHROOM

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

OUTSIDE

FRONT

Low maintenance frontage with footpath to the front door with storm porch. Driveway to the side providing off road parking and leading to:

GARAGE

Power and lighting. Up and over door to the front. Access to the rear.

REAR GARDEN

The pretty rear garden is mainly laid to lawn with patio to the immediate rear of the property. Well stocked borders. Walled and fenced boundaries.

FURTHER INFORMATION

VIEWING INFORMATION

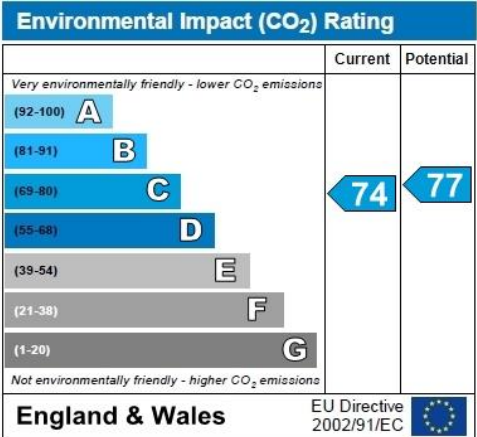
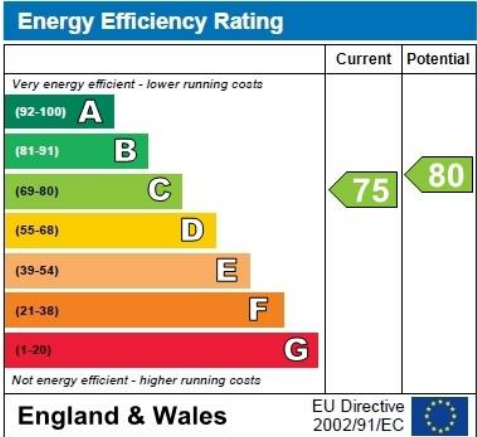
ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

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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