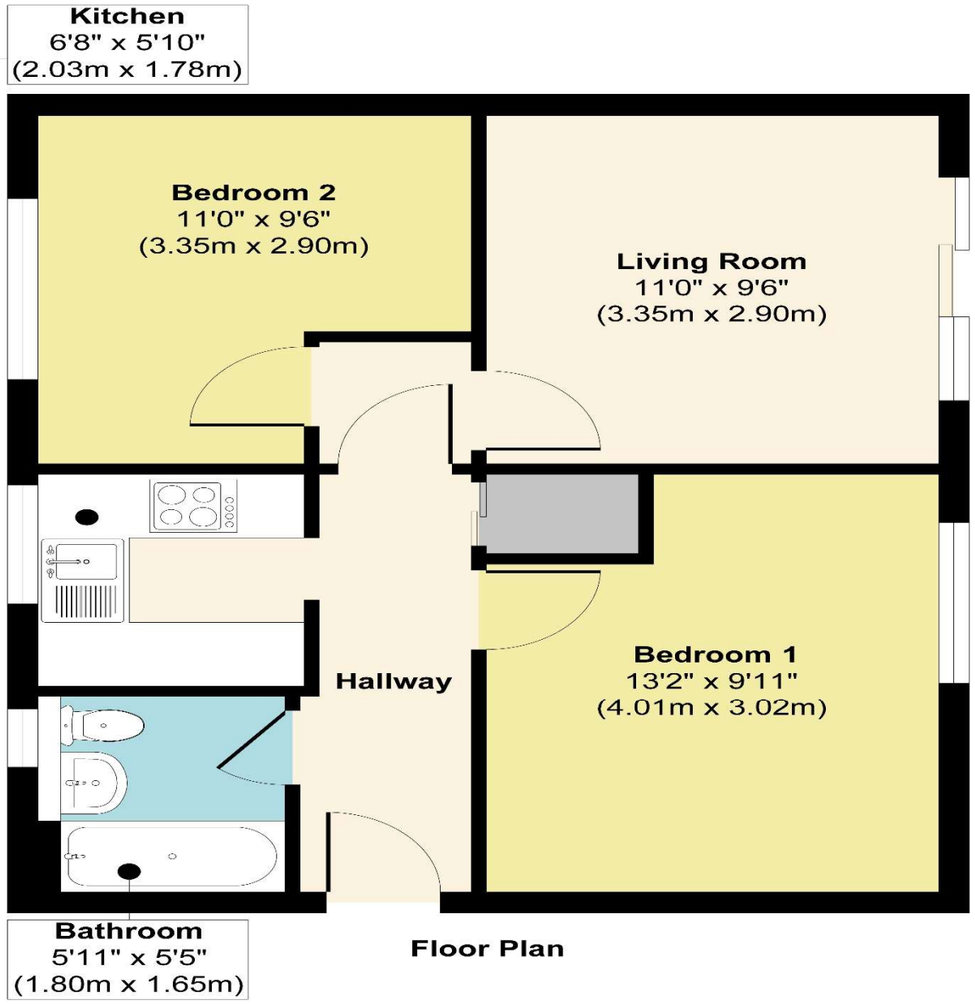
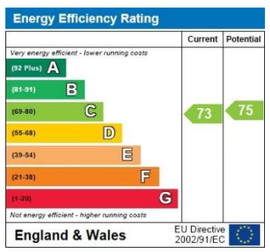
Northdown Road, Hatfield

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Floor Plan

Approx. Gross Internal Floor Area 483 sq. ft / 44.87 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

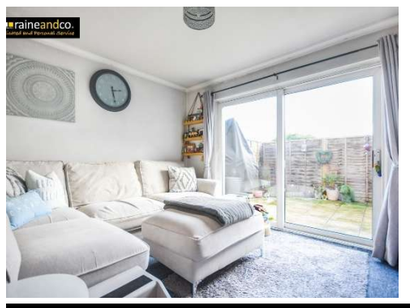
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Northdown Road, Hatfield, Leasehold
Guide Price £175,000



A well presented two bedroom ground floor flat on Northdown Road benefiting from its own private garden. Offering spacious accommodation, bright living space and a convenient location close to local amenities and transport links. Vacant Possession and CHAIN FREE.

- CHAIN FREE
- Ground Floor Flat
- Private Garden
- Gas Central Heating
- Two Well Proportioned Bedrooms
- Ample Storage
- Secure Entry Phone System
- Convenient Hatfield Location Close To Local Amenities And Transport Links





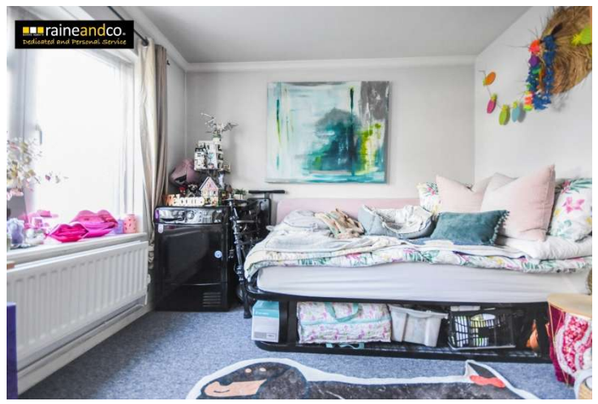


11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com https://www.raineandco.com
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

Northdown Road, Hatfield













Northdown Road, Hatfield

Situated on Northdown Road in Hatfield, this well maintained two bedroom ground floor flat offers comfortable and practical living with the added benefit of its own private garden. The property is conveniently located within easy reach of local shops, schools, Hatfield town centre and excellent transport links.

The accommodation is accessed via a communal entrance leading into a welcoming hallway with doors to all principal rooms. The spacious living room is bright and airy, providing an excellent space for both relaxing and entertaining, with direct access out to the private garden. The fitted kitchen offers a range of wall and base units with ample worktop space.

The flat features two well proportioned bedrooms, both offering flexible accommodation suitable for sleeping, home office or guest use. A modern bathroom completes the internal layout. Externally, the private garden provides a peaceful outdoor space, ideal for enjoying warmer months. Ideal for first time buyers or investors.

Entrance Hall
Private entrance with access to all rooms and storage cupboard. Tiled flooring and a gas radiator.

Living Room
Bright and spacious reception room with garden access, ideal for relaxing and entertaining. Large sliding doors and a gas radiator.

Kitchen
Fitted kitchen with a range of wall and base units, work top space and fitted induction hob and stainless steel sink and extractor fan with washing machine. Window to front aspect.

Bedroom One
Generous double bedroom with ample space for wardrobes and furnishings with window overlooking private garden and gas radiator.

Bedroom Two
Well sized second bedroom, ideal as a guest room, child`s room or home office. Large bay window to front aspect and gas radiator.

Bathroom
Modern fully tiled bathroom fitted with large shower, wash basin and WC. Window to front aspect and heated towel rail.

Private Garden
Exclusive outdoor space accessed by sliding glass door offering a low maintenance area for seating and outdoor enjoyment.

Further Details
The property is Leasehold
Council Tax Band - Band B

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.