



Bryan Bishop
and partners

Days Close
Hatfield, AL10 0SD



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Situated in the ever-popular Cavendish area, this attractive three-bedroom family home offers spacious and versatile accommodation, ideally positioned within easy walking distance of The Galleria and Hatfield Town Centre, with excellent local amenities, transport links, and well-regarded schooling nearby.

Beautifully arranged over two floors, the property benefits from double glazing throughout and provides a warm and welcoming living environment. The ground floor features a bright and airy lounge, along with a well-appointed fitted kitchen offering ample storage and workspace, ideal for both everyday living and entertaining.

Upstairs, the property boasts three generously sized bedrooms together with a contemporary family bathroom, making it perfectly suited to growing families, first-time buyers, or investors alike.

Externally, the home enjoys both front and rear gardens, providing excellent outdoor space for relaxing, entertaining, or family enjoyment. The rear garden further benefits from a delightful summer house, offering versatile additional space ideal for a home office, gym, hobby room, or peaceful retreat.

This is an excellent opportunity to acquire a well-located home in one of Hatfield's most desirable residential areas.





- Summary
- Ground Floor
- Entrance Hallway
- Kitchen
- Utility
- Cloakroom
- Living Room
- First Floor
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Exterior
- Rear Garden
- Summer House
- Front Garden



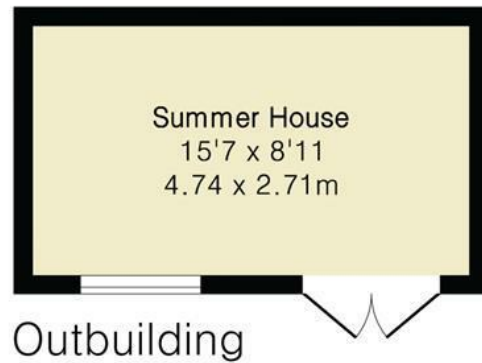


**Approximate Gross Internal Area 996 sq ft - 92 sq m
(Excluding Outbuilding)**

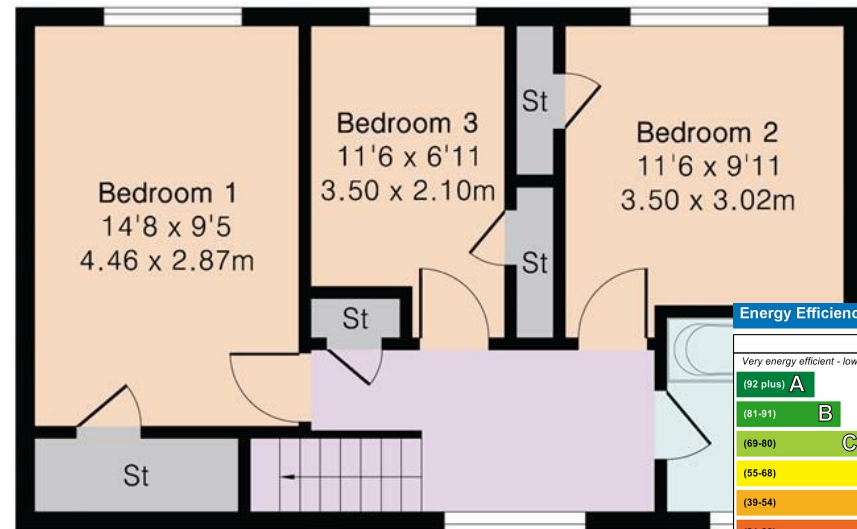
Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 498 sq ft – 46 sq m

Outbuilding Area 138 sq ft – 13 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		71	79
England & Wales		EU Directive 2002/91/EC	



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