



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





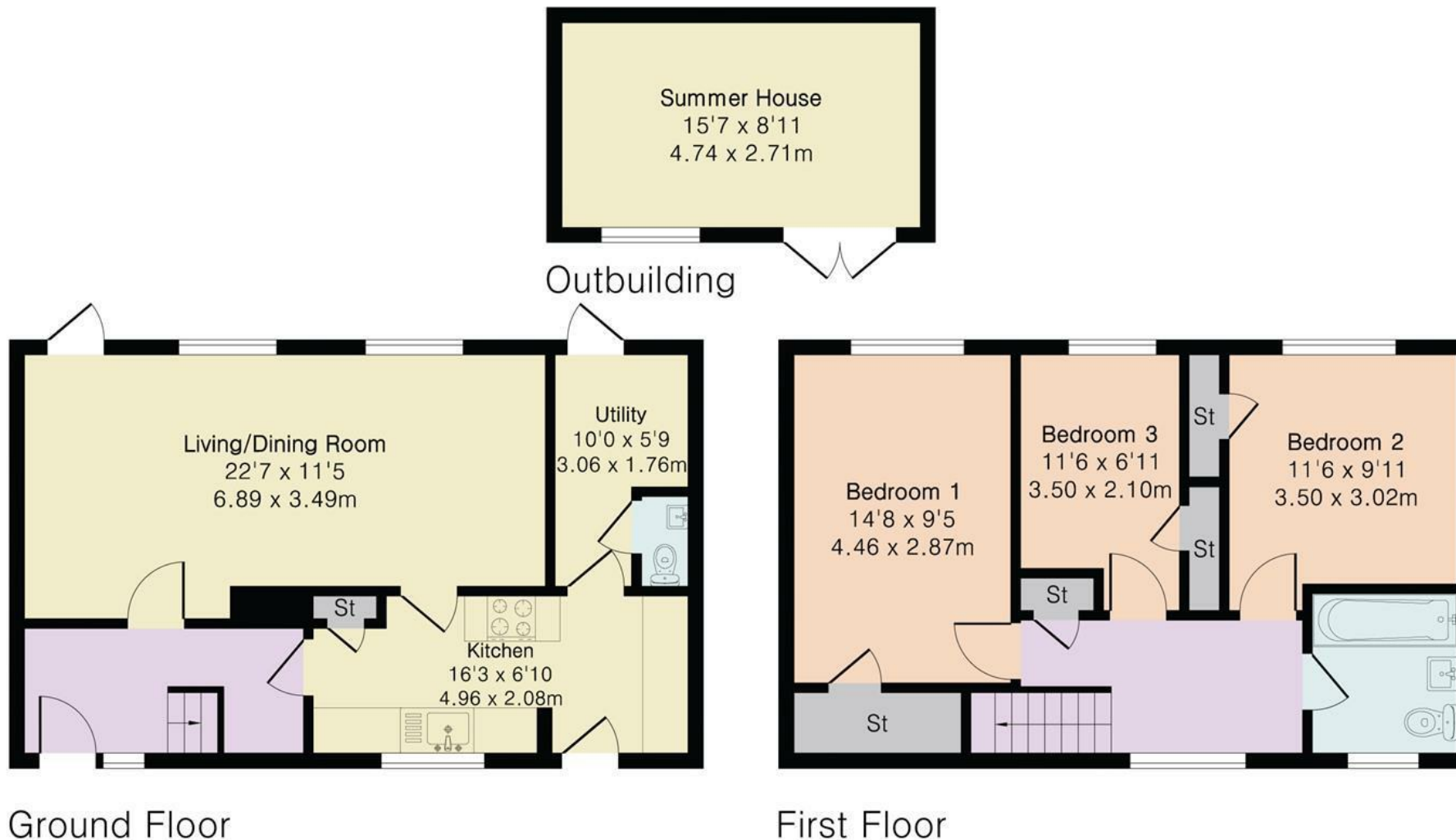


Approximate Gross Internal Area 996 sq ft - 92 sq m (Excluding Outbuilding)

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



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		
England & Wales	71	79
EU Directive 2002/91/EC		



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