



All The Ingredients Needed For A Fabulous Lifestyle

Location and convenience best describes this modern three bedroom semi detached property which is situated close to Hatfield railway station and the town centre itself, making this property a delight for the commuter. The property is arranged over two floors and has been designed with families in mind. A tasteful decor and contemporary ambience is combined with deceptively spacious living spaces that comprise of a kitchen/dining room, a well proportioned lounge, cloakroom, three good sized bedrooms and a family bathroom. The kitchen has been fitted with modern shaker style wall and base units with complimentary tiling and the lounge is a bright and comfortable living space with patio doors looking out to the rear garden. The cloakroom and family bathroom have both been fitted with stylish suites with complimentary tiling. To the front of the property is a brick paved driveway providing off road parking and a side path which leads to the rear garden. The rear garden is mainly laid to lawn with patio area, outside water supply and a garden shed. Ely Close is within walking distance to the station which links Hatfield to London, Kings Cross. Close by is the town centre with its range of amenities and The Galleria shopping outlet.

ELY CLOSE

HATFIELD

AL10 0DN

Guide Price £445,000



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*Specialists in
 Bespoke Properties*

- Semi Detached Property
- Three Bedrooms
- Luxury Bath & Shower Room
- Downstairs Cloakroom
- Kitchen/Diner
- Lounge With Feature Doors
- Off Street Parking
- Close To Station & Town



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		
	87	1
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	1	1
EU Directive 2002/91/EC		
England & Wales		

Award Winning Agency