



Park Close, Old Hatfield, AL9 5AY

£350,000



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# Park Close, Old Hatfield

Fabulously presented two double bedroom split level maisonette, situated in a cul de sac within the historic "Old Town"

Currently undergoing an exciting redevelopment programme, the picturesque "Old Town" is conveniently situated just a short walk from the mainline train station, as is the stunning "Hatfield House Estate" offering access to award winning parkland and gardens, a cafe and range of boutique shops offering gifts and treats you will not find on your local high street.

This delightful home benefits from a 900 year lease and has been well loved and improved by our sellers, the accommodation briefly comprises of: entrance hall, a refitted ground floor wc, an open plan dual aspect living room with balcony overlooking a green, a refitted kitchen with built in appliances, two double bedrooms, both with built in wardrobes, and a refitted bathroom. The property is double glazed and has gas radiator central heating.

The property is set within well maintained communal gardens, parking is available on a resident only permit system.

Viewing strongly advised, please call us on 01707 270777 for further details.





**Entrance Hall**  
 Double glazed entrance door to front, Parquet flooring, radiator, stairs to first floor, doors to:

**Refitted Wc**  
 Refitted to comprise of dual flush wc, vanity wash hand basin with mixer tap, cupboard under and complimentary tiled splash back, radiator with decorative cover, tiled floor, double glazed window to front.

**Refitted Kitchen**  
 Refitted with a range of wall and base units, complimentary work surfaces with matching up stands, inset stainless steel gas hob with extractor hood over, double oven under and glass splash back, inset stainless steel one and a half bowl sink/drainers with mixer tap, space for washing machine and fridge freezer, integrated dishwasher, tiled floor, double glazed window to front.

**Living Room**  
 Double glazed door with wing windows leading to a balcony which overlooks a green to the rear, Parquet flooring, built part glass fronted storage cupboards, under stairs storage cupboard housing gas fired combination boiler, feature paneled wall, two wall light points, radiator.

**Landing**  
 Access to part board loft via a fitted ladder, airing cupboard, doors to:

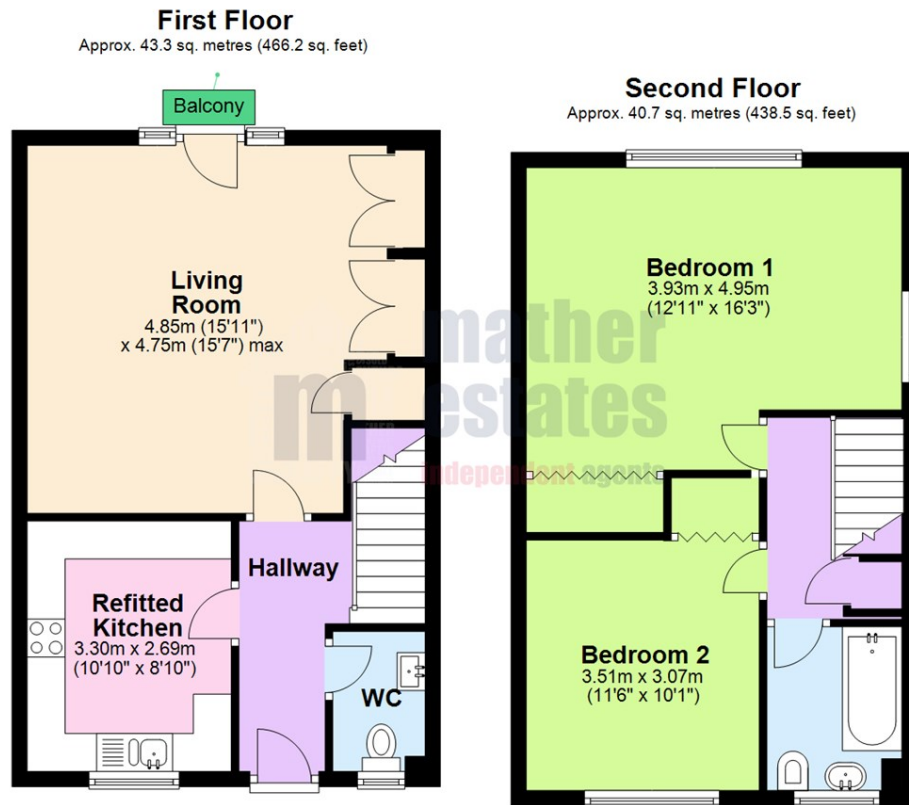
**Bedroom One**  
 Dual aspect room with double glazed windows to side and rear, radiator, built in wardrobes,

**Bedroom Two**  
 Double glazed window to front, radiator, built in wardrobes.

**Refitted Bathroom**  
 Refitted suite comprising of panel enclosed bath with mixer tap, rainfall and handheld shower attachments, glazed screen, concealed cistern dual flush wc, wash hand basin with mixer tap, complimentary wall and floor tiling, chrome effect heated towel rail, double glazed window to front.

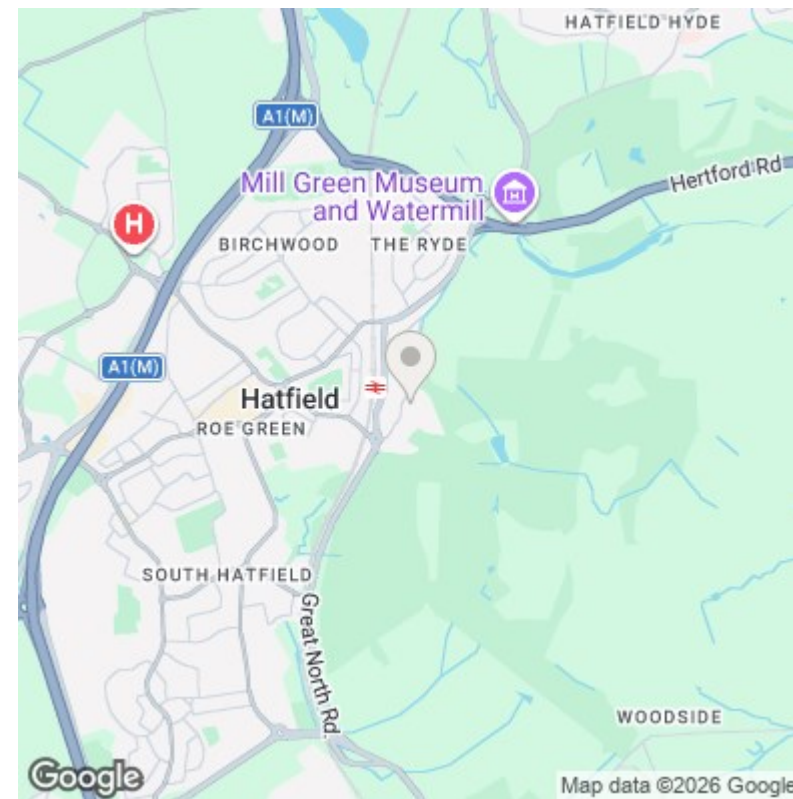
**Communal Gardens**  
 Well maintained and mainly laid to lawn, flower and shrub beds, various specimens and evergreens.

**Parking**  
 Parking is on street on a resident only permit system.



**Total area: approx. 84.0 sq. metres (904.7 sq. feet)**

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
- 3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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