

Hanover Walk, Hatfield, AL10, AL10 9EL

**Price: £315,000**  
**Freehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
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**A well presented 2 bedroom terraced home with good sized bedrooms, large lounge and recently modernised kitchen. The property has a well maintained rear garden, rear access and 2 parking spaces for vehicles.**

Entrance Porch

Lounge - 19'3" x 15'10" x 11'8"

Kitchen - 11'7" x 8'0"

Bedroom 1 - 11'8" x 9'5" with Fitted Cupboards

Bedroom 2 - 12'0" x 7'10" with Built-in Cupboard

Rear Garden

Private Driveway plus Parking Space

Cul-de-Sac location

Vendor suited

Double glazing throughout

Rear access

Close to Galleria/ A1(M)

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## **FEATURES**

**DESCRIPTION** An extremely well presented 2 bedroom mid-terraced home benefiting from a recently fitted kitchen, good sized lounge and good storage throughout the property. The property has a private drive, separate rear garden and rear access. An internal viewing is highly recommended.

**ACCOMMODATION** Entrance Porch, Lounge, Kitchen, 2 Bedrooms, Bathroom, Rear Garden and Private Driveway

**LOCATION** Hanover Walk is a quiet cul-de-sac off of Tudor Close, which in turn is off of Roehyde Way. The A1(M) and Galleria are only a short drive away. Welham Green and Hatfield Stations are approx. 1.5 miles away.

**SERVICES** Warm Air Heating and Mains Drainage.

**LOCAL AUTHORITY** WELWYN HATFIELD COUNCIL

**VIEWING** STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

## **IMPORTANT NOTICE CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

*Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:*

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)*
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).*

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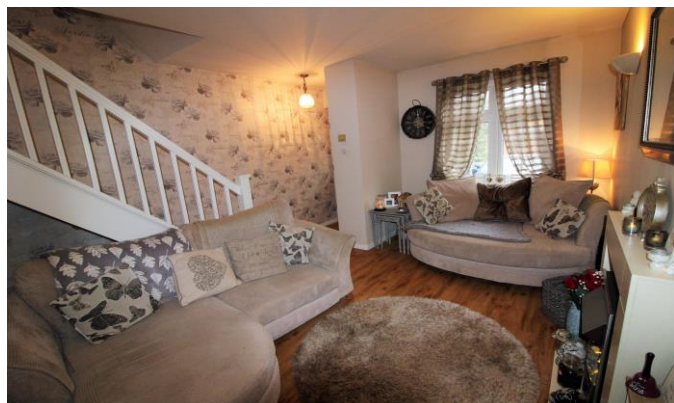


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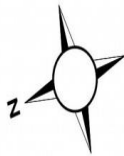
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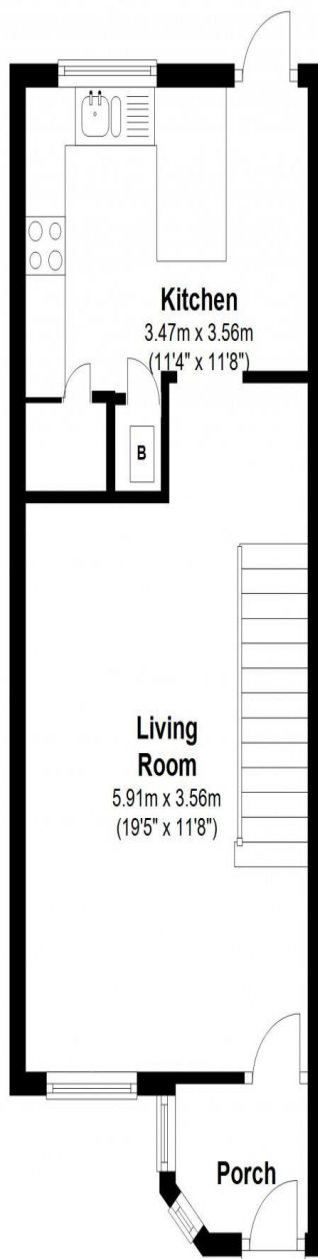


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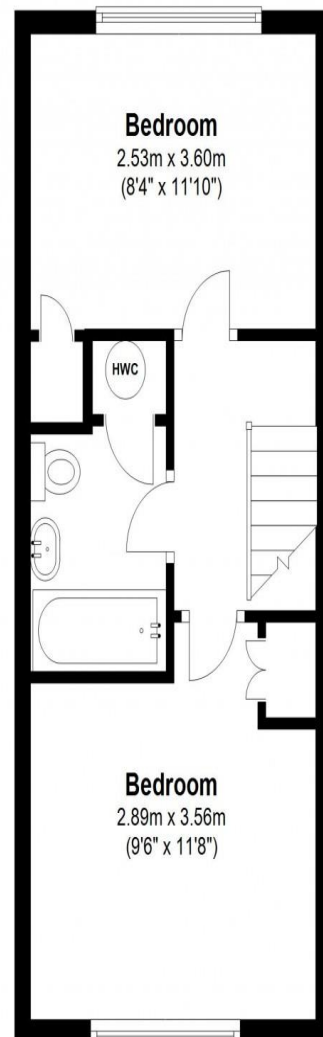
### Ground Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



### First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)

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