

KINGS

Sales Lettings Management



Campion Road, Hatfield, Hertfordshire, AL10 9FL

£425,000



- TOWNHOUSE
- LIVING ROOM
- EN-SUITE TO MASTER
- GARAGE
- CLOSE TO SCHOOLS

- THREE BEDROOMS
- KITCHEN/DINER
- FAMILY BATHROOM
- DRIVEWAY
- EPC RATING - C



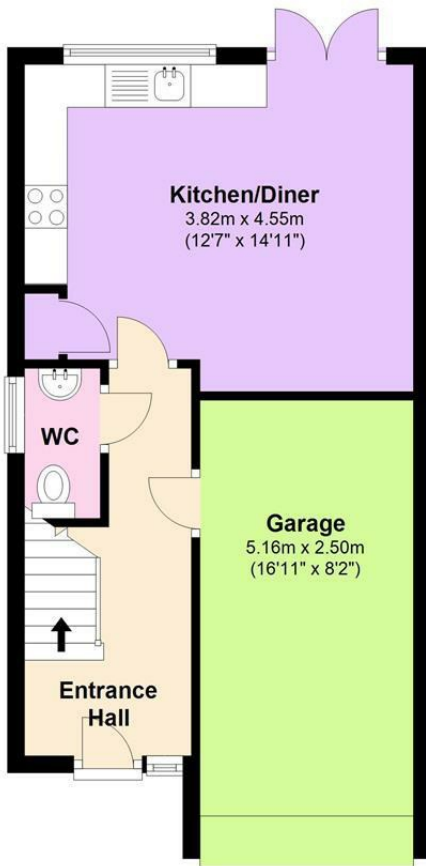


REDUCED STAMP DUTY FOR FIRST TIME BUYERS! A modern three double bedroom end of terrace town house situated in the popular area of Hatfield Garden Village. Within a good location for primary schools, Hatfield Business Park, A1(M) and Town Centre, in excellent internal condition. The property further provides a kitchen/diner, guest wc, spacious reception, family bathroom, en-suite to the master bedroom, garage with driveway and South-East facing rear garden.



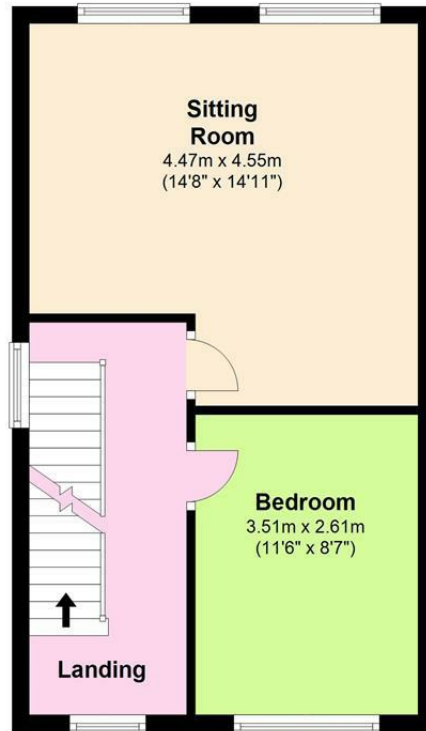
Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



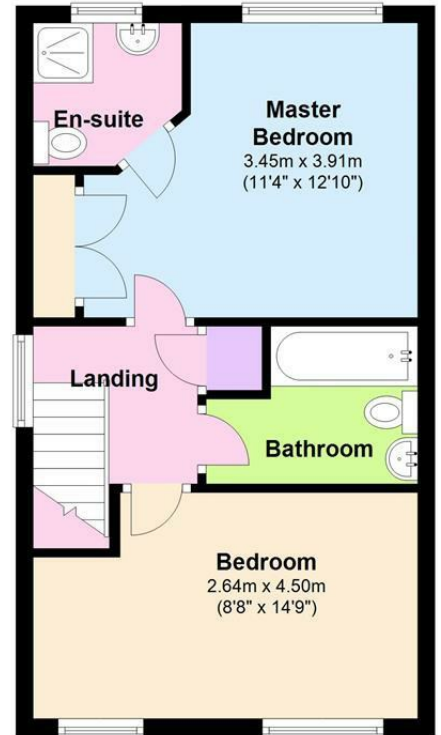
First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)

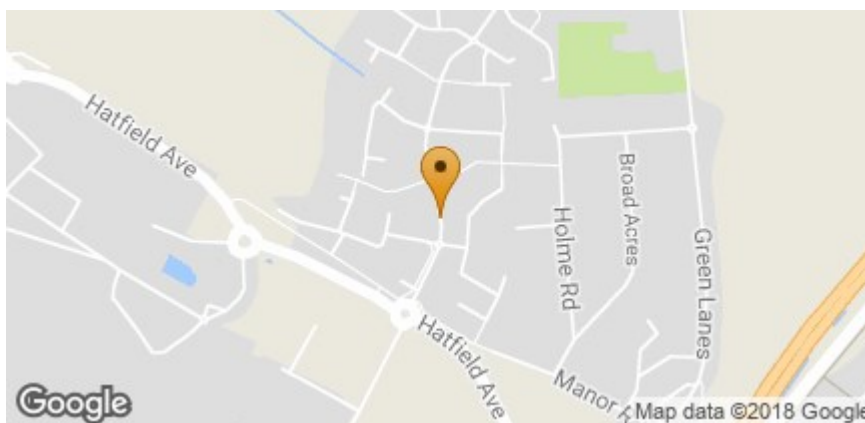


Second Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		79
(81-91)	B		
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	