



Campion Road, Hatfield, Hertfordshire, AL10 9FL

£450,000



- LINK DETACHED HOUSE
- FAMILY BATHROOM
- LARGE LIVING ROOM
- REAR GARDEN
- FREEHOLD
- FOUR BEDROOMS
- TWO EN-SUITES
- MODERN KITCHEN
- OFF STREET PARKING
- EPC RATING - C



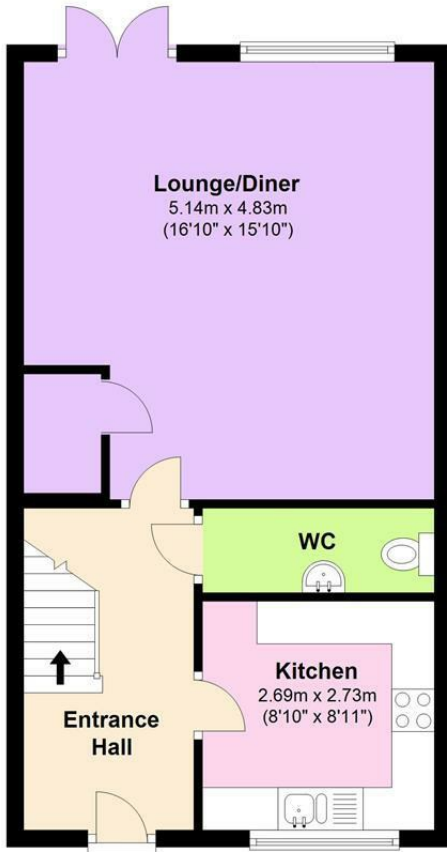


Situated in Hatfield Garden Village close is this four bedroom link detached family home presented in good order throughout. The property comprises an inviting entrance hall with guest w/c, modern kitchen with good storage and a large living/dining room with patio doors leading to a sizeable rear garden. The first floor features a spacious master bedroom with en-suite shower room and fitted wardrobes, second double bedroom, third single bedroom and a family bathroom. The top floor comprises a large double bedroom with dual aspect windows offering a lovely view and another en-suite shower room. Furthermore the property benefits from a garage, driveway and is close to Green Lanes Primary School, The Galleria, fields and offers easy access to A1(M) and M25.



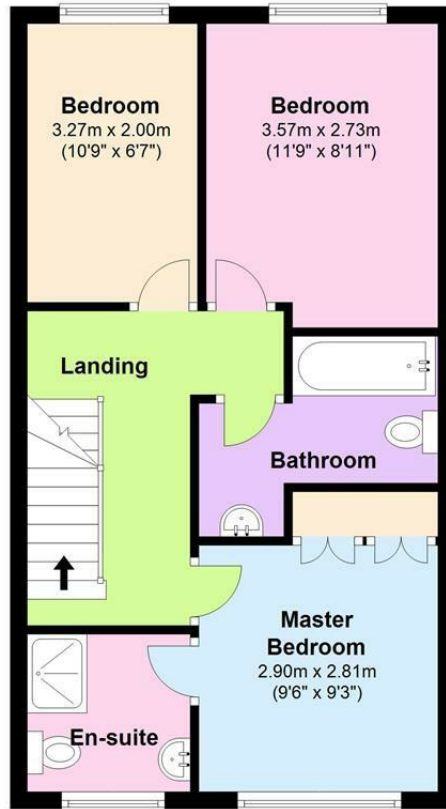
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



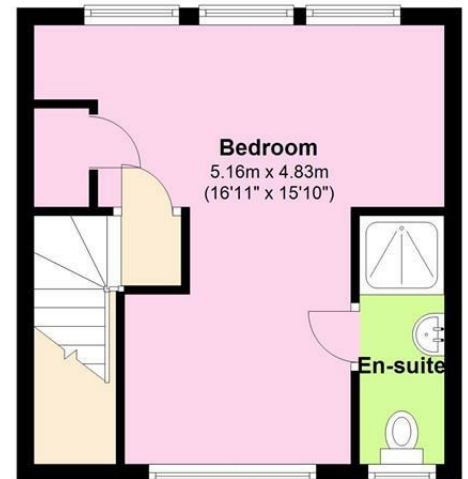
First Floor

Approx. 43.5 sq. metres (468.0 sq. feet)

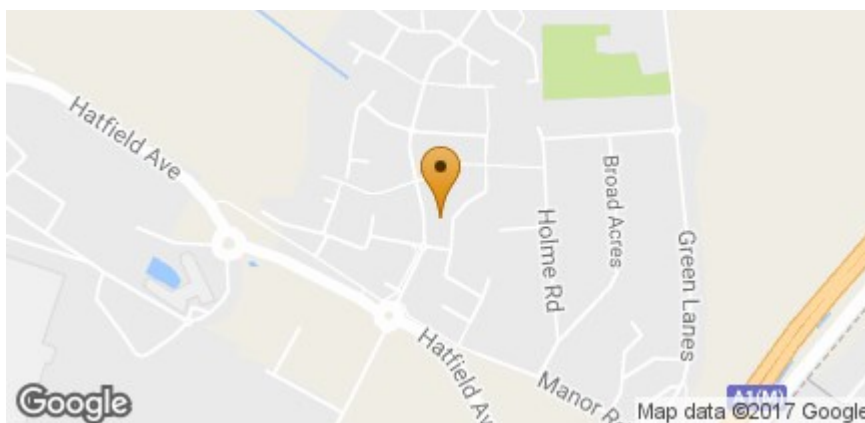


Second Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



Total area: approx. 115.2 sq. metres (1239.8 sq. feet)



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		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	