



Dragon Road, Hatfield - AL10 9LX

£400,000 Freehold

MID-TERRACE TOWNHOUSE • FIVE BEDROOM HMO • TWO BATHROOMS • KITCHEN/DINER • SOUTH-EAST FACING REAR GARDEN • GARAGE & PARKING SPACE • CLOSE TO BUSINESS PARK • CHAIN FREE • FREEHOLD • EPC RATING - C

KINGS
SALES LETTINGS MANAGEMENT



Situated moments away from Hatfield Business Park and the University of Hertfordshire is this well presented four bedroom townhouse currently used as a five bedroom HMO (licensable) offered for sale on a chain free basis. The ground floor comprises an inviting entrance hall, w/c, modern kitchen/diner and bedroom. The first floor features a spacious double bedroom/living room and a second double bedroom. The top floor features a master bedroom with en-suite shower room, second double bedroom and a family bathroom. This property further benefits from a low maintenance South-East facing rear garden, garage with parking space in front of it, has been recently decorated and is fully compliant with HMO regulations.



Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating: C





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1067 ft²
99.1 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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