



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Cornflower Way, Hatfield, Herts, AL10



Situated on a CORNER PLOT in this sought after location is this THREE bedroom, DETACHED home. With a totally refurbished kitchen/diner this stylish property is a must see, located within 'Hatfield Garden Village' giving VERY easy access to all local amenities, including Hatfield Galleria and nearby motorway links.

AVAILABLE mid-December

- Lounge
- Kitchen/Diner
- Guest Cloakroom
- Three Bedrooms
- Two Bathrooms
- Dressing Area
- Garage & Driveway
- Available Mid Dec

**£1,695 per month**

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Accommodation Comprises

Entrance Hall

Lounge **17'6" x 12'0" (5.33m x 3.66m) (Max Points)**

Inner Lobby

Guest Cloakroom

Kitchen/Diner **15'5" x 15'1" (4.70m x 4.60m)(Max Points)**

Stairs To First Floor

Landing

Bedroom One **14'11" x 9'4" (4.55m x 2.84m)**

Dressing Area **5'10" x 5'4" (1.78m x 1.63m)**

En-Suite Shower Room

Bedroom Two **12'4" x 8'0" (3.76m x 2.44m)**

Bedroom Three **7'11" x 7'2" (2.41m x 2.18m)**

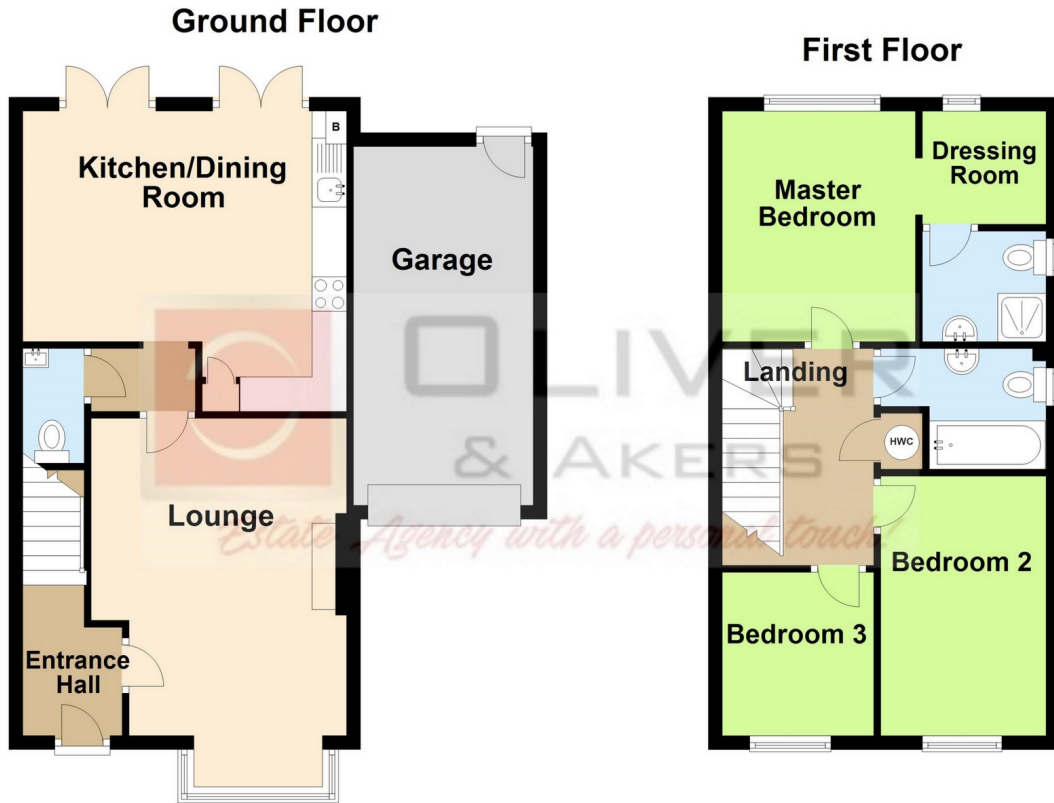
Bathroom

Rear Garden

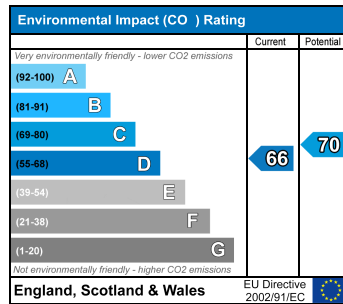
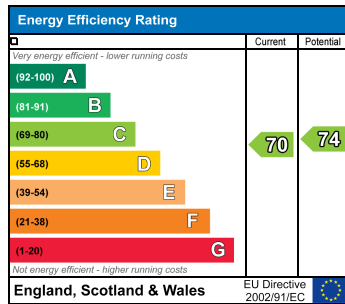
Garage

Driveway





This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.  
Plan produced using PlanUp.



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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (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.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.