



Carnegie

Estate Agents, Surveyors and Property Management

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Tel: 01707 330373/4

Web: www.carnegieuk.com



©CARNEGIE PHOTOGRAPHY

6 Gloucester Court, Hatfield, AL10 OUT

£295,000

Welcome to this charming house located in the desirable Gloucester Court, Hatfield. This modern property, built in 2007, offers a comfortable living space and an ideal choice for small families or professionals seeking a convenient lifestyle. As you enter, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, including an en-suite, morning routines and guest visits are made effortless. One of the standout features of this property is the lovely balcony, which extends your living space outdoors, allowing you to enjoy fresh air and views in a private setting. The ground floor location adds to the convenience, making it easily accessible. Situated close to the Galleria shopping centre, you will have a variety of shops, restaurants, and

leisure facilities right at your doorstep. This prime location ensures that you are well-connected to local amenities while enjoying the tranquillity of a residential area. In summary, this delightful house in Gloucester Court presents a wonderful opportunity for those looking for a modern home in Hatfield. With its appealing features and excellent location, it is certainly worth considering for your next move.



Company incorporated in England No. 4713968

VAT No. 745 8368 91



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	

Living room

18'3" x 13'10" (5.58m x 4.23m)

Kitchen

8'5" x 6'10" (2.59m x 2.10m)

Master Bedroom

12'9" x 10'6" (3.89m x 3.21m)

En-suite

5'5" x 5'11" (1.67m x 1.82m)

Bedroom 2

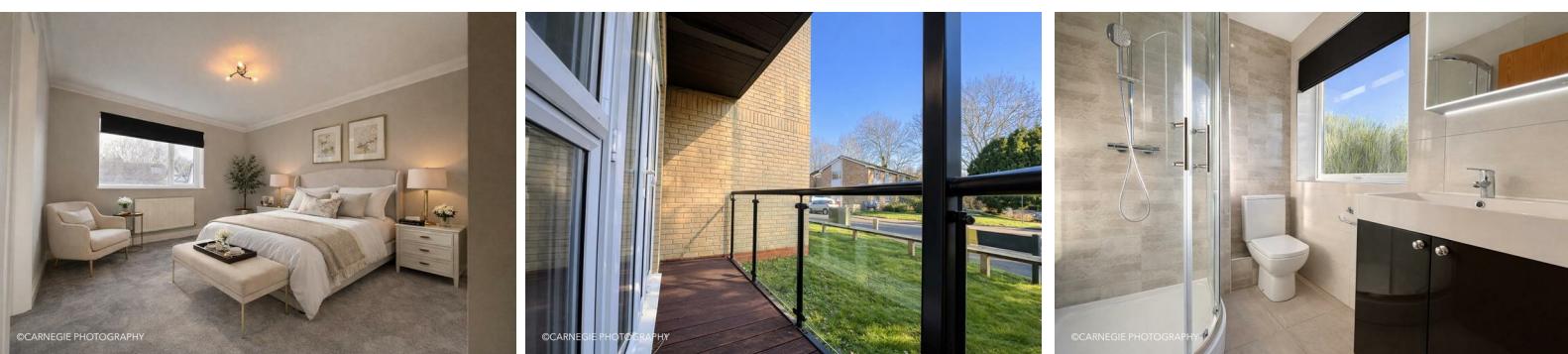
10'7" x 11'5" at max (3.25m x 3.49m at max)

Bathroom

5'8" x 6'6" (1.73m x 2.00m)

Agent note

Some images have been virtually furnished/enhanced using AI and are for illustrative purposes only.



Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968

VAT No. 745 8368 91

