



3 bedrooms



1 bathroom



2 receptions



EPC Band E

Council Tax Band:

D £2,375.60 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council



Close to rail services and shops, this period 3-bedroom semi-detached cottage needs full refurbishment and has large gardens. Covenants restrict alterations/extensions without Gascoyne Estate's consent.

Description

We present a remarkable refurbishment opportunity, a three bedroom semi-detached cottage conveniently nestled near Hatfield town centre. The property boasts a generous ground floor layout featuring a spacious living room complemented by a separate dining room flowing into the kitchen, offering excellent potential for a modern open-plan design. The ground floor also encompasses a shower room and separate WC, accompanied by practical storage space and a lobby for added convenience. Ascending upstairs, you'll find three well-proportioned bedrooms, providing ample space for comfortable living arrangements. The property sits on an enviable plot, encompassing a sizable rear garden, and offers the possibility of expansion and extension, subject to the consent of Gascoyne Estates. Being sold with no onward chain, this property presents an ideal canvas for those seeking to create their dream home within a coveted location.

Location

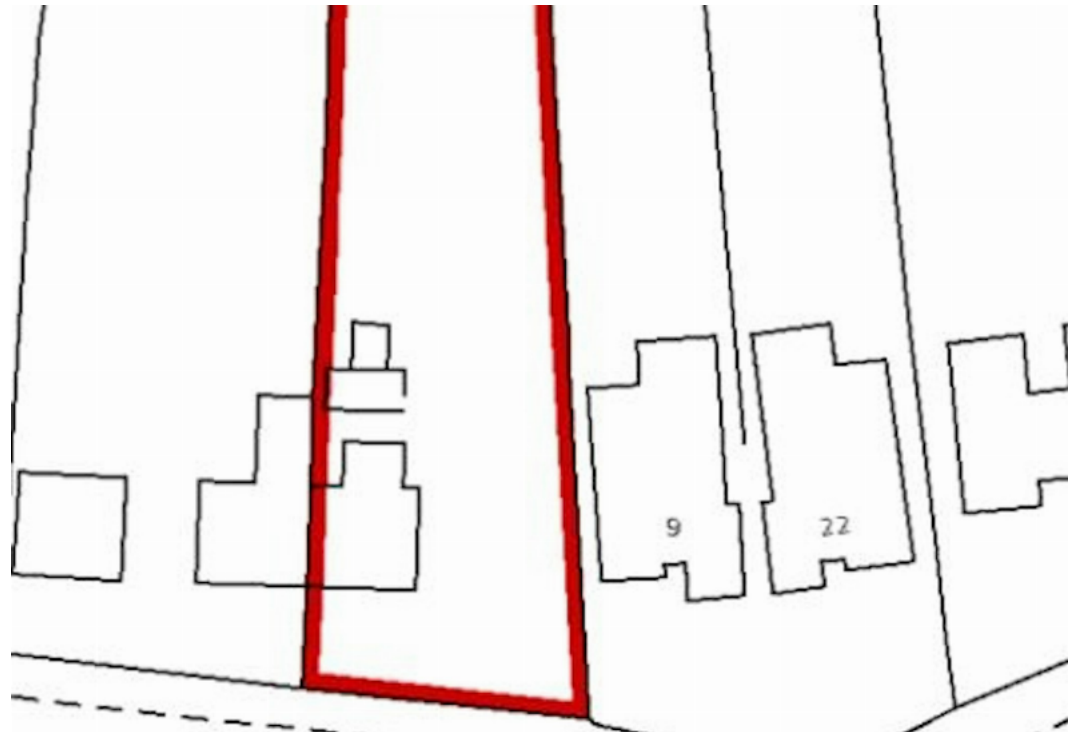
Old French Horn Lane is a quiet street near Hatfield mainline railway station, Old Hatfield, and the Galleria Shopping Centre. Enjoy nearby shops, restaurants, and Hatfield House with its 42-acre Great Park for walks and events.

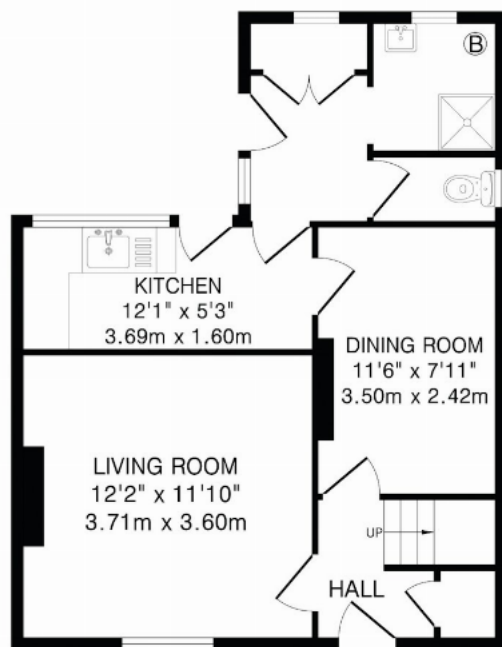
Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

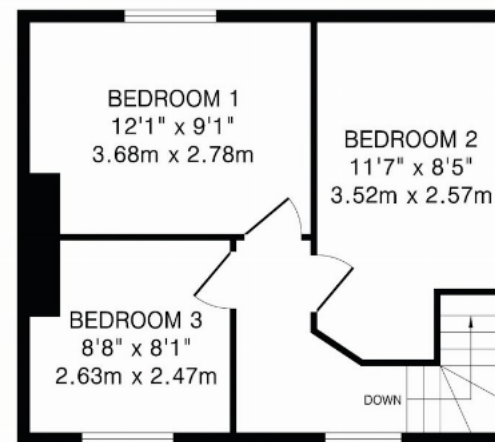








Ground Floor
451 sq.ft.(41.9 sq.m)approx.



First Floor
359 sq.ft.(33.3 sq.m)approx.

TOTAL FLOOR AREA: 805 sq.ft.(74.7 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.