



3 Bedrooms



1 Bathroom



2 Receptions



EPC Band E

Freehold

Council Tax Band:  
E £0.00 ()



Charming Mill Green cottage, needing modernisation, with a secluded garden. Sold with covenants limiting alterations. Rarely available, full of character.

### Description

This conveniently located semi-detached cottage is simply charming. A bright entrance hall leads to two good-sized reception rooms, one at the front and one at the rear of the cottage. Both enjoy lovely garden views and retain their original open fireplaces. Adjacent to the rear reception room is a pantry which could potentially become a sizeable utility room if required. At the rear of the property, the large bathroom has a corner bath with a shower, and the kitchen has access to the garden through a door to the side. Upstairs, the largest double bedroom at the front of the property retains its original fireplace. In addition, there are two further good-sized bedrooms.

### Location

Bush Hall Lane in Mill Green hamlet offers excellent transport links, including a 20-min walk to Hatfield station for fast trains to Kings Cross. Close to A414, A1M, M25, Welwyn Garden City, a golf course, a gastro pub, and Hatfield House.

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.



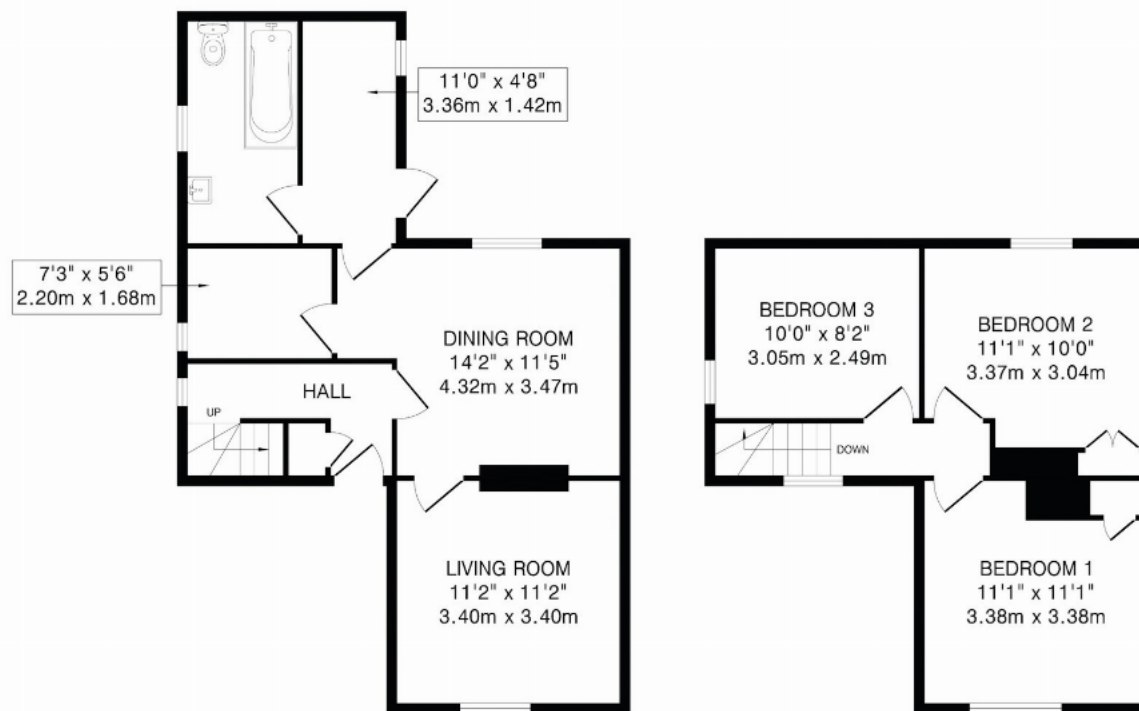












Ground Floor  
493 sq.ft.(45.7 sq.m)approx.

First Floor  
374 sq.ft.(34.7 sq.m)approx.

TOTAL FLOOR AREA: 867 sq.ft.(80.4 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.

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