

 3 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band B

Council Tax Band:  
E £3,061.96 (2026/2027)



Brand-new townhouse in Salisbury Square development, Arm and Sword Lane. Provides balanced accommodation over three floors.

### Description

The ground floor features a dual aspect, open-plan kitchen-dining room, with a separate laundry, access to the rear courtyard, and a visitor bathroom off the entrance lobby. Two bedrooms are situated on the first floor, one with an en-suite, along with a family bathroom. The second floor offers flexibility with a large bedroom and storage cupboard. The property is heated by an air source heat pump, with underfloor heating on the ground floor and a working log burner, while the upper floors have traditional radiators. There is also allocated parking for one car. As tenants of Gascoyne, residents of Arm and Sword Lane will be eligible for free membership of Friends of the Park. More information on the scheme can be found here: <http://www.hatfield-house.co.uk/friends-of-hatfield-park/>

### Location

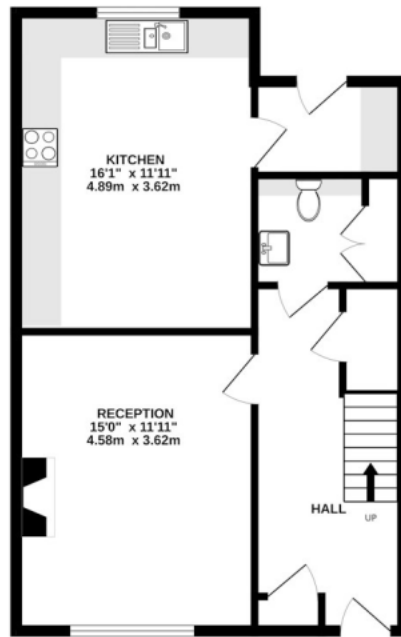
The property is just a short walk from Hatfield Railway Station and conveniently near the amenities of Old Hatfield.







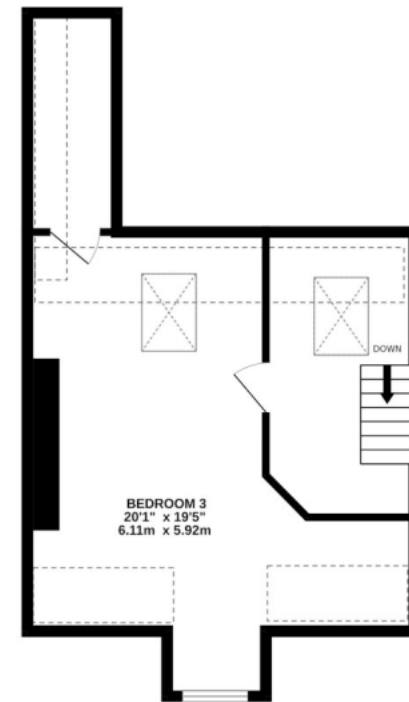




GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.