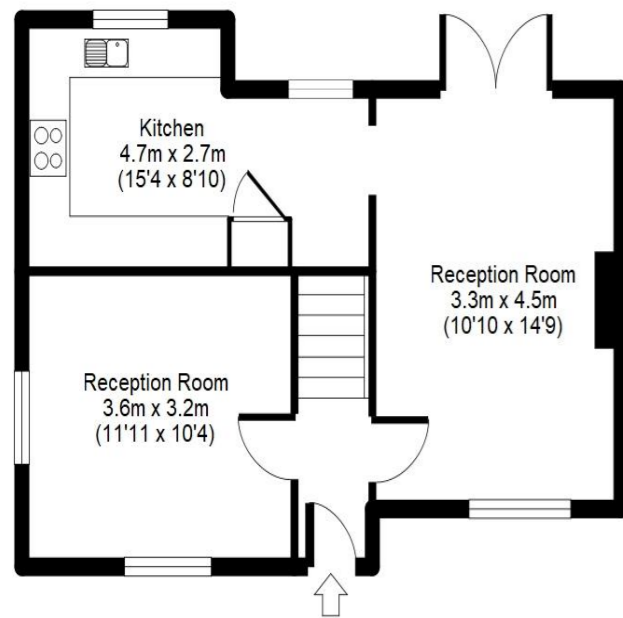
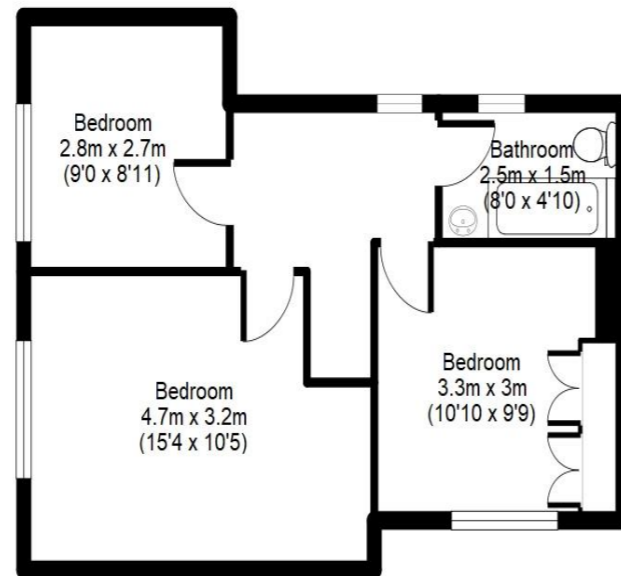


## Cecil Crescent, Hatfield, AL10

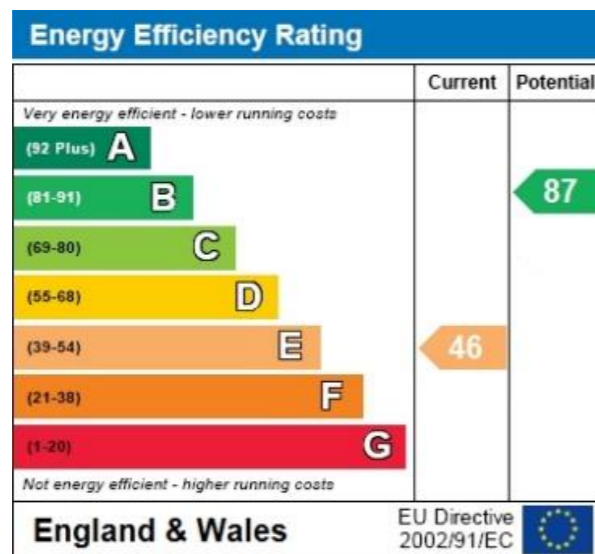
APPROX GROSS INTERNAL FLOOR AREA: 879 sq. ft / 82 sq. m



Ground Floor



First Floor



For identification purposes only  
Measurements are approx and not to scale

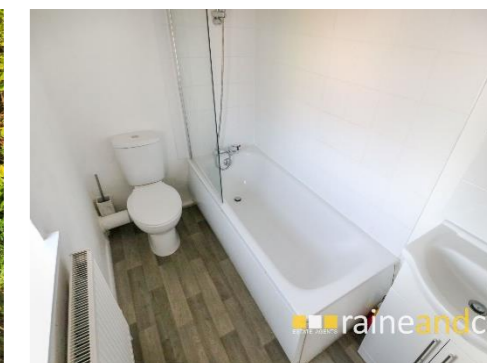
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Cecil Crescent, Hatfield Freehold Price £464,995



SEMI DETACHED HOUSE CLOSE TO TRAIN STATION ON A CORNER PLOT. This ideal family home is located in a highly convenient location on the edge of The Birchwood area close to local shops, schools, Old Hatfield and The Hatfield Train Station.

- Semi Detached House
- Close to Train Station
- Three Bedrooms
- Lounge & Sep Dining Room
- Refitted Kitchen with Appliances
- Bathroom with Mixer Shower
- Front, Side & Rear Gardens
- Parking for 3 to 4 cars





## Entrance Hall

Via a frosted double glazed front door. Stairs to first floor. Doors to lounge and:

## Dining Room

Double radiator. Dual aspect with double glazed windows to front and side.

## Lounge

Double radiator. Dual aspect with double glazed window to front and double-glazed French doors to rear garden. Door to:

## Kitchen

Comprising a range of re-fitted wall and base units with work surfaces over, matching upstand and inset stainless steel single bowl, single drainer sink unit with mixer tap. Built in electric hob with overhead stainless steel filter hood and oven under. Built in concealed dishwasher and fridge/freezer. Plumbing for washing machine. Concealed wall mounted combi boiler. Concealed radiator. Understairs recess. Two double glazed windows to rear.

## First Floor Landing

Access to loft via hatch. Double glazed window to rear. Doors to:

## Bedroom One

Double radiator. Double glazed window to side.

## Bedroom Two

Two built in double cupboards. Double radiator. Double glazed window to front.

## Bedroom Three

Double radiator. Double glazed window to side.

## Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Vanity unit with part inset wash hand basin, mixer tap and cupboard under. Part tiled walls. Double radiator. Double glazed window to rear.

## Front, Side & Rear Gardens

Laid to lawn with mature screening hedge to boundary. Range of mature bushes and trees, some fruit. Pedestrian gate and path to front door and onto driveway to side with parking for three to four cars. Pedestrian gate to:

## Rear Garden

Approx 32'11 x 23'9 with a South Easterly aspect. Paved patio area and laid to lawn. Cold water tap.

## Agents Note

Planning permission has been granted for a two storey side extension comprising on the ground floor of a larger kitchen/breakfast room, shower/cloaks room and two bedrooms on the first floor. For more information please ask a member of our sales team.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**