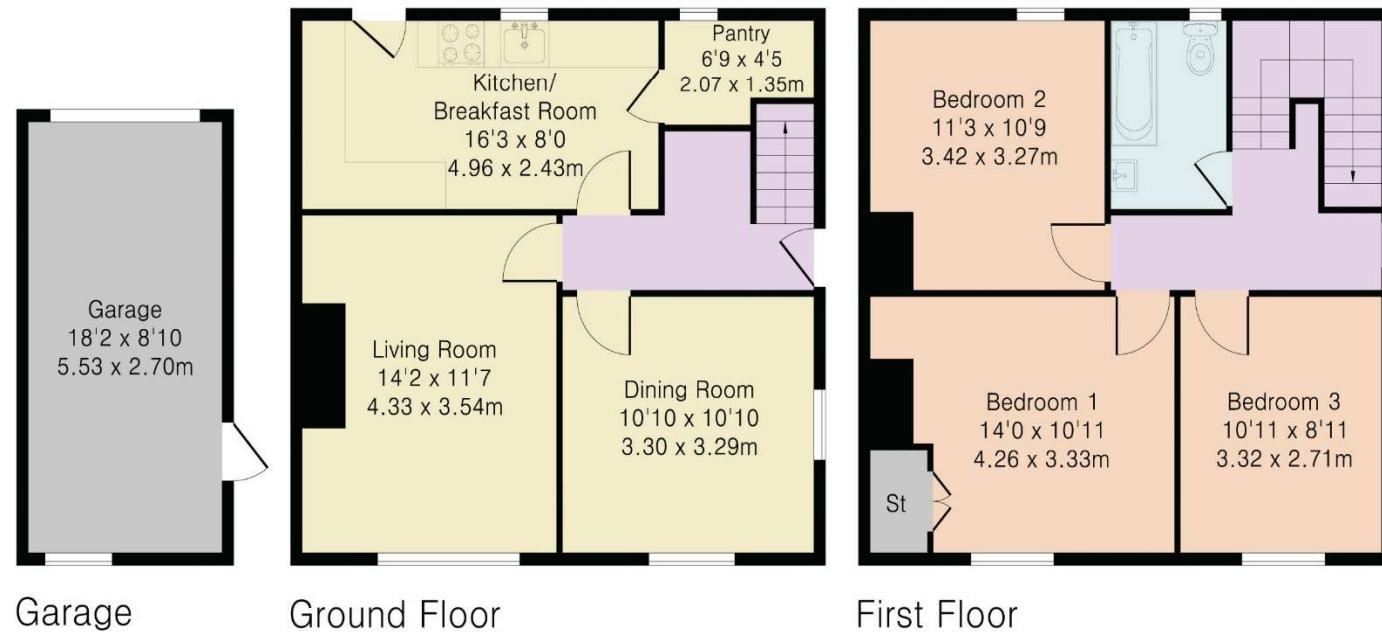


Approximate Gross Internal Area 1209 sq ft – 113 sq m
 Ground Floor Area 524 sq ft – 49 sq m
 First Floor Area 524 sq ft – 49 sq m
 Garage Area 161 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 £500,000



CLOSE TO TRAIN STATION. Semi-detached house situated on the edge of The Birchwood area close to local shops, schools, Hatfield Town Centre and Old Hatfield.

- Semi Detached House
- Three Double Bedrooms
- Close to Train Station
- Two Reception Rooms
- Fitted Kitchen
- Bathroom
- Garage & Driveway
- Front & Rear Gardens





Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Double radiator. Doors to:

Lounge

Double radiator. Wall mounted gas fire. Double glazed window to front.

Dining Room

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

Kitchen

Comprising a range of refitted wall and base units with display shelving and work surfaces over. Inset single bowl, single drainer stainless steel sink unit with mixer tap. Part tiled walls. Electric cooker point. Space for upright fridge/freezer. Plumbing for washing machine. Space for table. Single radiator. Wall mounted combi boiler. Walk in cupboard/larder with double glazed window to rear. Two double glazed (one frosted) windows to rear. Half frosted double glazed door to rear garden.

First Floor Landing

Double glazed window to side. Access to loft. Doors to:

Bedroom One

Fitted wardrobes. Single radiator. Double glazed window to front.

Bedroom Two

Fitted double and single wardrobes with bed space and cupboards over. Single radiator. Double glazed window to rear.

Bedroom Three

Single radiator. Double glazed window to front.

Bathroom

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

Front Garden

Walled to front. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Exterior lighting. Pedestrian gate to rear garden. Own driveway providing off street parking for two/three cars and giving access to:

Detached Garage

Single with metal up and over door. Pedestrian door to rear garden.

Rear Garden Approx 49'1

Paved patio area and laid to lawn with flower beds inset and to borders. Range of mature shrubs and bushes. Timber garden shed. Greenhouse. Cold water tap.

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.