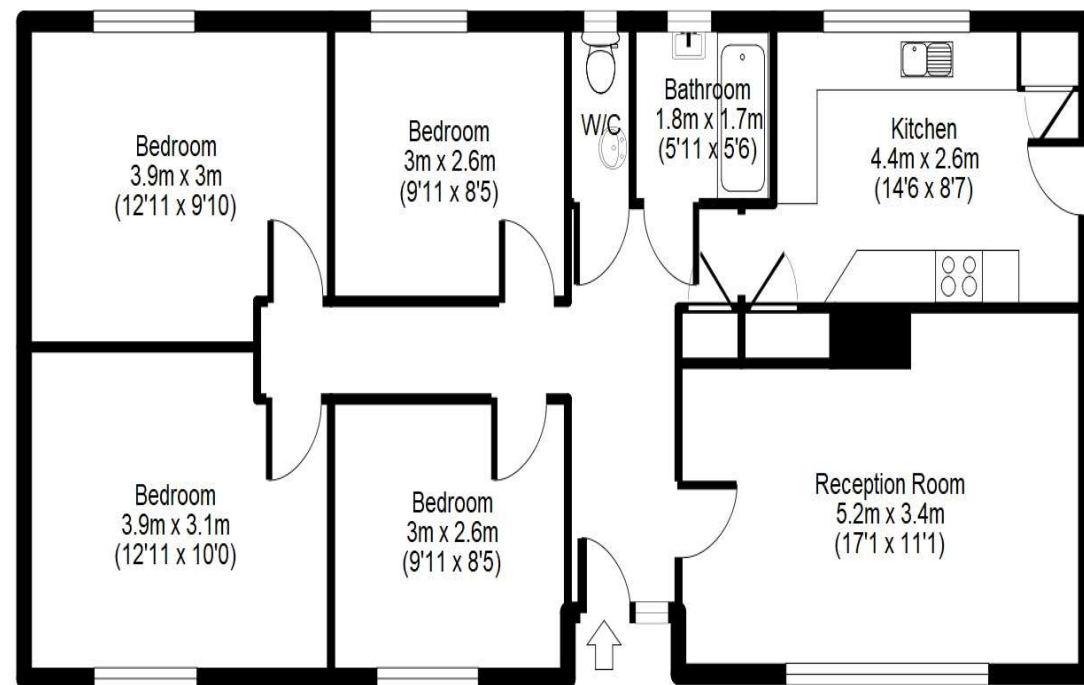
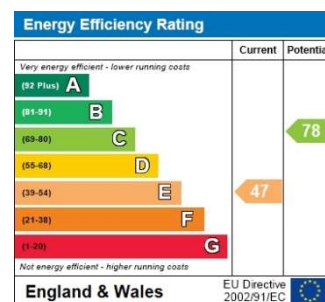


Cecil Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 878 sq. ft / 82 sq. m



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 £485,000



DETACHED BUNGALOW CLOSE TO OLD HATFIELD. This detached three/ four bedroom bungalow is situated on the edge of the Birchwood area close to local shops, the train station and Hatfield House.

- Detached Bungalow
- Close to the Train Station
- Close to Shops & Old Hatfield
- Three/Four Bedrooms
- One/Two Reception Rooms
- Refitted kitchen
- Refitted Bathroom
- Front & Rear Gardens
- Driveway and Detached Garage





Entrance Hall

Via a frosted double glazed front door with matching side window. Two double radiators. Wood effect flooring. Cloaks cupboard. Doors to:

Lounge

Features fireplace with wood burning stove. Wood effect flooring. Double glazed window to front.

Kitchen

Comprising a range of refitted wall and base units with built in wine rack and work surfaces over with inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker point and stainless-steel effect filter hood over. Space for American style fridge/freezer. Plumbing for washing machine and dishwasher. Storage cupboard. Cupboard housing wall mounted boiler. Hatch to loft. Wood effect flooring. Double glazed window to rear. Frosted double glazed door to rear garden.

Bedroom One

Range of different size hanging spaces to one wall with shelving over. Double radiator. Wood effect flooring. Double glazed window to front.

Bedroom Two

Double radiator. Wood effect flooring. Double glazed window to rear.

Bedroom Three

Double radiator. Wood effect flooring. Double glazed window to front.

Bedroom Four / Dining Room

Double radiator. Wood effect flooring. Double glazed window to rear.

Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and shower attachment. Vanity unit with wash hand basin, mixer tap and cupboard under. Sealed panels to walls. Heated chrome effect towel rail. Shaver point. Frosted double glazed window to rear.

Separate W.C.

Comprising a low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Sealed panels to walls. Frosted double glazed window to rear.

Front Garden

Fencing to front and side boundaries. Laid to lawn with flower beds. Path to front door. Pedestrian gate to one side. Own driveway with parking for two cars and giving vehicular access to the rear garden via double wooden gates.

Rear Garden

Approx 35' deep by 66'5 wide. Paved patio area and laid to lawn with flower beds to borders with a range of mature shrubs and bushes. Mature trees. Timber log store. Cold water tap. Exterior lighting. Continuation of driveway with parking for a further one/two cars and giving access to:

Garage

Single detached. Metal up and over door. Light and power. Windows to side.

AGENT'S NOTES

Please note that there is a covenant in place which does not allow the property to be enlarged from its current footprint and that a fence over 4' but less than 7' must be maintained along the boundaries abutting the roads.

The property is constructed from solid prefabricated panels which along with other load bearing walls support the timber roof construction on a concrete slab. Not all lenders are happy with this construction however we have found some. The vendor has insisted that if you require a mortgage you speak to our Financial Adviser prior to an offer being accepted.

Further Details

The property is Freehold
Council Tax Band - Band E