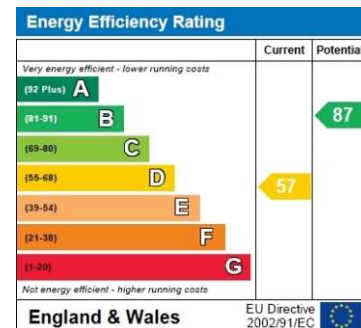


Chelwood Avenue, Hertfordshire AL10

Total Area: 119.1 m² ... 1281 ft²

All measurements are approximate and for display purposes only



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.

Chelwood Avenue, Hatfield Freehold

Price £395,000



Three bedroomed mid terrace house with double garage to rear. Situated in Birchwood near to good selection of local schools including Birchwood Primary, many local shops and local amenities including Hatfield Train Station.

- Birchwood Location
- Kitchen with Dining Area
- Downstairs WC
- Utility Room
- Double Garage
- Rear Access





Front Garden

Concrete path and laid lawn.

Entrance

Overhead porch area with wall mounted coach house style lamp, uPVC obscure glazed front door with coloured glass panels.

Hallway

Laminated flooring, radiator, carpeted stairs to first floor landing. Doors to:

Lounge

A cosy lounge benefitting from laminated flooring, double glazed front aspect window, gas fire with an attractive surround and door leading to

Kitchen with Dining Area

This spacious dining area is tiled with a double glazed patio door opening onto the garden. The kitchen has a good selection of wall and base units, work tops with splash back tiles, stainless steel sink, 4 ring gas hob with concealed overhead extractor fan, integrated oven and grill, space for washing machine and fridge. Floor mounted boiler. Double glazed window to rear aspect. Door to:

Utility Room

Carpeted flooring, front aspect glazed door, storage larder, storage cupboard and WC. Rear double glazed door to rear garden.

Ground Floor Cloakroom

Vinyl flooring, high flush WC, and double glazed obscure glass window to rear aspect.

First Floor Landing

Carpeted Flooring, double glazed window to front aspect. Emersion heater cupboard and loft access.

Bedroom One

Laminated flooring, radiator, double glazed windows to front, fitted wardrobes.

Bedroom Two

Carpeted flooring, radiator, double glazed rear aspect window and built storage cupboard.

Bedroom Three

Carpeted flooring, radiator and double glazed window to front.

Bathroom

Double glazed obscure windows to rear aspect. Bath with power shower and hand shower attachment. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator.

Rear Garden

The rear garden is laid mainly to lawn with a patio area surrounded by mature evergreen borders ideal for entertaining and double garage.

Garage

Double garage with 2 up and over pull doors, double glazed window, electrical points and lighting.

Further Details

The property is Freehold

Council Tax Band - Band D