

Cecil Crescent, Hatfield, AL10

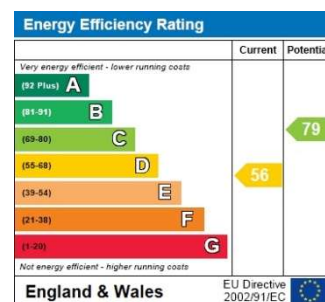
APPROX GROSS INTERNAL FLOOR AREA: 1733 sq. ft / 161 sq. m



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 £800,000



A impressive Edwardian style detached house built in 1919 by Richardsons and Sons, boasts four bedrooms, three bathrooms and two receptions, refitted kitchen with many original features remaining with ample off street parking and garage. Situated 0.3 miles from Hatfield Train Station.

- Edwardian Style Detached House
- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Refitted Kitchen
- Original Features
- Garage
- Ample Off Street Parking
- 0.3 Miles from Hatfield Train Station





Location

Cecil Crescent is conveniently located within 0.3 miles to Hatfield Train Station and within close proximity to Galleria Shopping Centre, which offers a wide variety of restaurants of various cuisines, outlet shops and cinema. Nearby there are independent shops and eateries. There are several schools, one of them being Countess Anne Church of England School 0.2 miles away rated by Ofsted as outstanding.

Entrance Hall

Wooden panelled front door accompanied by two leaded glazed windows. Carpeted flooring, brick featured wall with storage cupboard for hats and coats. An elegant leaded stained pattern glass door to inner hallway.

Inner Hallway

A bright and airy space with carpeted flooring, leaded glass window to front. Carpeted stair to first floor landing

Cloakroom / Utility Room

Carpeted flooring, part tiled walls, radiator, low level W.C. vanity unit with mounted hand wash basin, built in storage cupboards. Space and plumbing for washing machine. Leaded glazed window to side.

Dining Room

Carpeted flooring, leaded glazed multi paned bay window to front with wrap around radiator, elegant wrought iron decorative fireplace with the original wooden surround with built in display shelving, and original Dutch picture rails for displaying ornamental plates.

Study / Office

A bright positive working area ideal to run a small business from or simply working from home incorporating carpeted flooring, radiator, and triple aspect leaded windows.

Lounge

Carpeted flooring, leaded glazed multi paned bay window to rear with wrap around radiator, original fitted china display cabinet, featured copper surround fireplace, hearth, with the original wooden surround with built in storage and alcove display shelving, stained glass windows. Original Dutch picture rail.

Kitchen

Comprising a range of matching refitted wall and base units with work surfaces over and double bowl single drainer sink with mixer tap. Built in gas hob with extractor hood over and integrated oven and microwave. Integrated fridge and dishwasher. Under cabinet lighting. Tiled floor. Side aspect leaded obscure glass window to side. Larder with storage shelving. Access to conservatory.

First Floor Landing

Bright and airy benefiting from a leaded glazed window above the stairs. Carpeted flooring, radiator, airing cupboard with linen shelving. Access to substantial loft. Original fitted loft ladder cupboard. Decorative coving. Doors to:

Bedroom One

Carpeted flooring, fitted wardrobes along two walls. Corner fireplace feature. Picture rails. Leaded glazed multi paned bay window with to front with wrap around radiator. Door to:

En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed door, shower cubicle with shower attachment. Pedestal hand wash basin with mixer tap. Low level W.C. Tiled walls. Laminated floor. Dual aspect obscure leaded windows. Loft access.

Bedroom Two

Carpeted flooring, Radiator. Dual aspect leaded windows, one is a corner to the side and rear, one is a 3 sided bay to front and side.

Bedroom Three

Carpeted flooring, radiator, corner fireplace and wooden surround shelving, and picture rails. Leaded windows to side and rear. Door to:

Ensuite

Comprising a fully tiled shower cubicle with glazed door, shower cubicle and shower attachment. Pedestal hand wash basin with mixer tap. Low level W.C. Tiled walls. Laminated floor. Dual aspect obscure leaded windows.

Bedroom Four

Carpeted flooring, radiator, and picture rails. Leaded windows to rear.

Bathroom

Comprising a panel enclosed bath with shower unit above. Vanity unit with worktop and wash hand basin, mixer tap and cupboards under. Tiled walls. Laminate floor. Heated chrome effect towel rail. Frosted multi paned effect window to side.

Separate WC

Comprising of a low level W.C. Laminate floor. Leaded glazed window to side.

Exterior

Front Garden

Walled to front boundary with path to front door and access to park several vehicles. Laid to lawn with flowering cherry tree. Exterior lighting.

Garage

Up and over door. Light and power. Gated parking in front of garage.

Rear Garden

Patio area, laid to lawn with flower beds and to borders. A range of mature shrubs, bushes, and trees. Cold water tap. Exterior lighting. Timber shed. Green House. Internal boiler cupboard. Access to garage.

Further Details

The property is Freehold

Council Tax Band - Band F