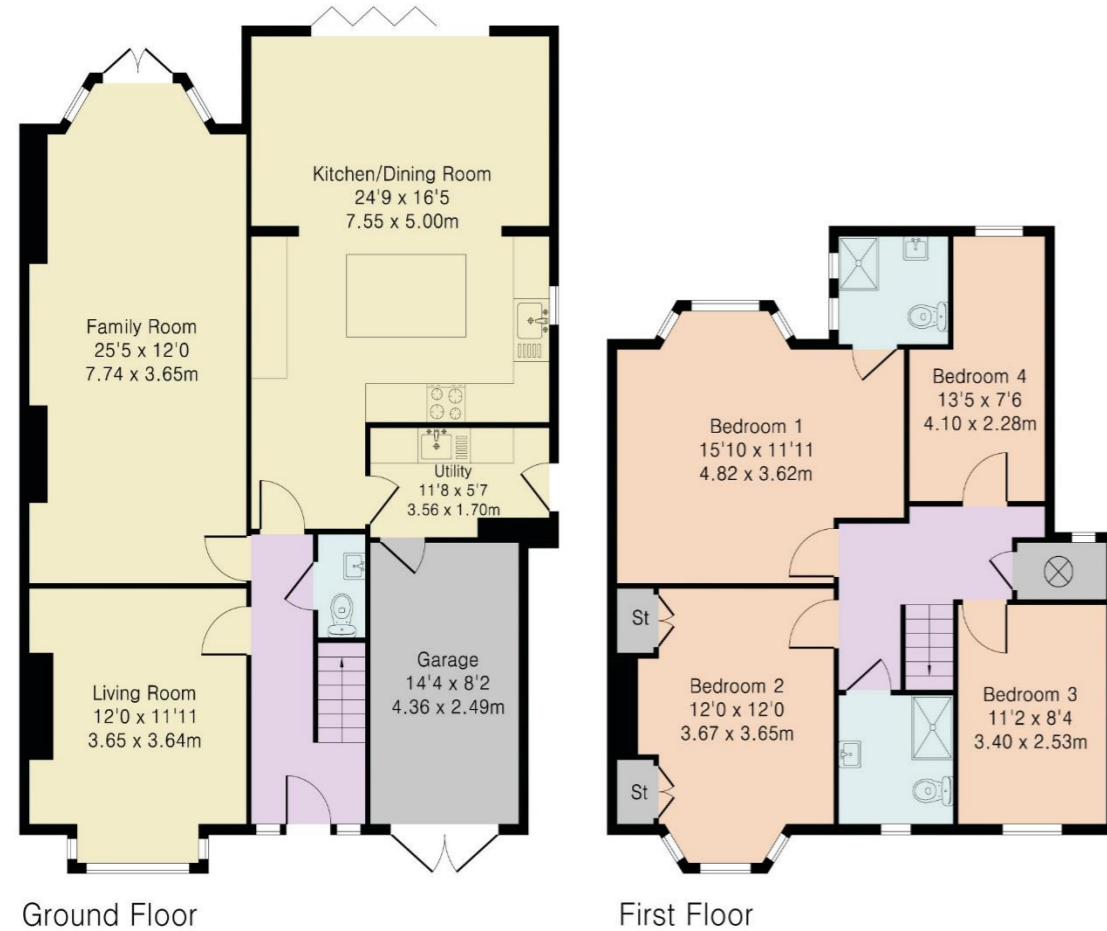


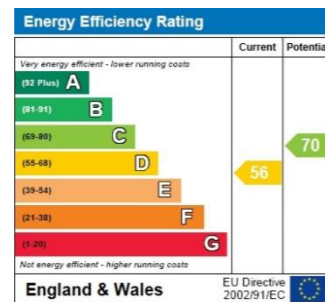
**Approximate Gross Internal Area 1794 sq ft - 166 sq m**

Ground Floor Area 1090 sq ft – 101 sq m

First Floor Area 704 sq ft – 65 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 particular 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.

## Selwyn Crescent, Hatfield Freehold Offers Over £799,995

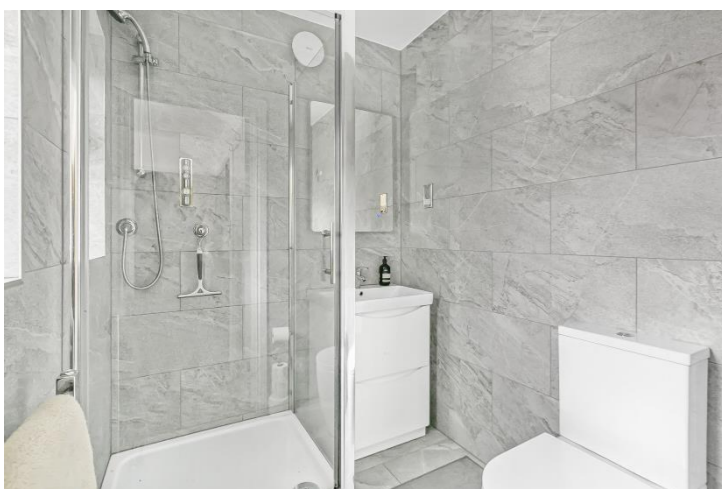


**EXTENDED FAMILY HOME IN HIGHLY REGARDED AREA.** This 1930's style semi-detached house is situated within the popular Ellenbrook area on the Western edge of Hatfield close to countryside, The Galleria Shopping Centre and with easy access to St Albans.

- Extended Semi-Detached House
- Four Bedrooms
- Spacious Lounge
- Separate Dining Room
- Fabulous Kitchen/Breakfast/Family Room
- Utility Room
- En-Suite to Bedroom One & Shower Room
- Solar Panels & Water Softening System
- Garage & Driveway
- Approx 104 South Easterly Aspect Rear Garden







## Entrance Hall

Via a part frosted leaded light and stained effect front door with matching wing windows. Stairs to first floor. Concealed radiator. Karndine flooring. Doors to:

## Ground Floor Cloakroom

Comprising a low-level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Extractor fan.

## Dining Room

Double radiator. Feature open fireplace. Karndean flooring. Double glazed leaded light effect bay window to front.

## Lounge

Single and concealed radiator. Feature fireplace with electric flame effect fire. Karndean flooring. Double glazed bay window to rear with matching glazed door to rear garden.

## Kitchen / Breakfast / Family Room

Comprising a range of refitted wall and base units with large island unit and granite work surfaces over and matching splash backs. Inset single drainer one and a half bowl sink unit with mixer tap and waste disposal. Built in Neff induction hob. Two built in ovens. Built in combination oven/microwave. Built in warming drawer. Fisher & Paykel Freestanding fridge/freezer with built in ice maker. Space for under counter drinks fridge. Karndean flooring with part underfloor heating. Downlighters. Light tube. Dual aspect with double glazed window to side and double glazed bi-folding quadruple doors to rear garden. Doorway to:

## Utility Room

Comprising a range of refitted wall and base unit with worksurfaces over and splash back. Built in double bowl single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Space for tumble dryer. Electric radiator. Karndean flooring. Light tube. Part double glazed leaded light effect Stable door to side. Door to garage.

## First Floor Landing

Airing cupboard. Access to part boarded loft via ladder with light. Double glazed window to side. Doors to:

## Bedroom One

Double radiator. Double glazed bay window to rear. Door to:

## En-Suite Shower Room

A refitted suite comprising of a fully tiled corner shower cubicle with glazed screen, door, tiled alcove and twin head (handheld and rainwater) remote control shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and drawers under. Wall mounted heated mirror with light. Shaver point. Tiled walls. Tiled floor. Extractor fan. Downlighters. Heated chrome effect towel rail. Frosted double glazed window to side.

## Bedroom Two

Fitted double and treble wardrobes. Feature fireplace. Double radiator. Double glazed leaded light effect bay window to front.

## Bedroom Three

Double radiator. Double glazed leaded light effect window to front.

## Bedroom Four

Downlighters. Double radiator. Double glazed window to rear.

## Shower Room

A refitted suite comprising of a fully tiled double corner shower cubicle with glazed screen, door and twin head (handheld and rainwater) shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and drawers under. Wall mounted heated mirror with light. Shaver point. Tiled walls. Tiled floor. Extractor fan. Downlighters. Upright radiator. Frosted double glazed window to front.

## Front Garden

Paved driveway with parking for four + cars. Flower beds to sides with a range of mature bushes and shrubs. Walled to front. Exterior lighting. Pedestrian gate to rear garden.

## Integral Garage

Single with part frosted wooden double doors. Wall mounted boiler. Light and power. Half glazed door to side.

## Rear Garden

: Approx 104' with a South Easterly aspect. Paved patio area with dwarf wall and steps down to the laid to lawn with flower beds to borders and a range of mature shrubs, bushes and trees. Second paved patio area to rear. Timber garden shed with power. Storage shed. Exterior lighting. Cold water tap.

## Further Details

The property is Freehold  
Council Tax Band - Band F