

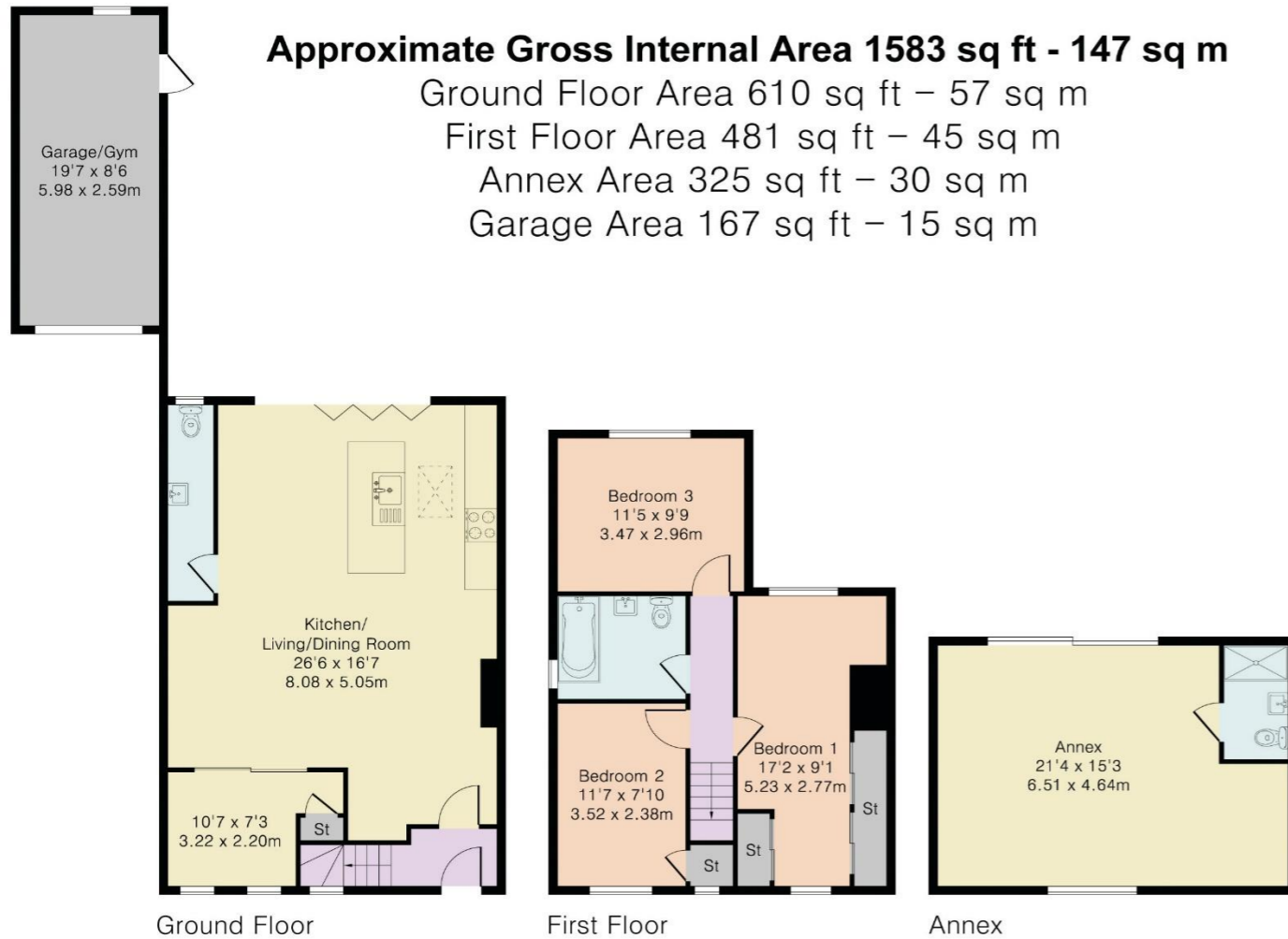
Approximate Gross Internal Area 1583 sq ft - 147 sq m

Ground Floor Area 610 sq ft – 57 sq m

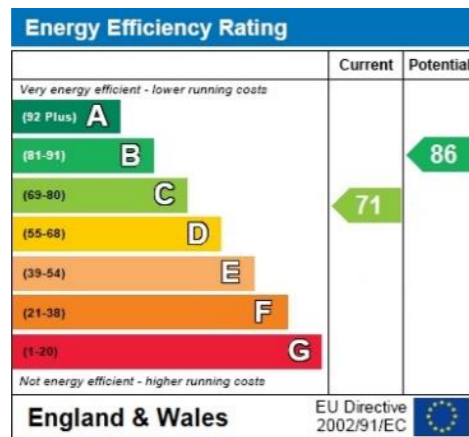
First Floor Area 481 sq ft – 45 sq m

Annex Area 325 sq ft – 30 sq m

Garage Area 167 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.

Crawford Road, Hatfield Freehold Price £525,000



This stunning, turn-key, semi-detached 3 bedroom home has been meticulously refurbished in 2017 to offer immaculate, modern living. Located in a sought-after area of Hatfield.

- Semi-detached 3 bedroom home
- Meticulously refurbished in 2017
- Located in a sought after area of Hatfield
- Open plan living with ultra modern fittings
- Block paved driveway providing off street parking for 2-3 vehicles
- High specification fittings, including quartz worktops
- Out building to rear
- Garden Gym/Playroom fully equipped





Entrance Lobby

The UPVC double-glazed front door opens into a bright and welcoming entrance lobby. The tiled flooring and inset spotlights add a modern touch, while the staircase leads to the upper level. A door connects to the main living area.

Open-Plan Lounge/Dining/Kitchen/Family Room

This expansive space is the heart of the home, featuring porcelain tiled flooring with underfloor heating throughout. The kitchen area is equipped with a range of base and eye-level units, complemented by square-topped quartz work surfaces and splashbacks. A central breakfast island adds practicality and style. Integrated appliances include a built-in electric oven, induction hob, microwave, and extractor fan, with space for a double fridge/freezer and plumbing for a washing machine. A built-in stainless steel sink unit with mixer taps completes the space. Bi-folding doors lead to the rear garden, making this an ideal space for entertaining and family living.

Study/Playroom

Accessed via frost glass sliding doors from the open-plan area, the study/playroom benefits from a UPVC double-glazed window to the front aspect, providing natural light. A cupboard houses the boiler, while under-stairs storage is available. The room is finished with tiled flooring and power points.

Ground Floor Cloakroom/W.C

This convenient cloakroom features a UPVC double-glazed opaque window to the rear aspect. It includes a low-level flush W.C., a wash hand basin with a vanity unit, and tiled flooring. Partly tiled walls, an extractor fan, a heated towel rail, and inset spotlights complete this modern space.

First Floor Landing

The landing provides access to the three bedrooms and family bathroom, with a storage cupboard and power points available for convenience.

Master Bedroom

The dual-aspect master bedroom is bright and spacious, with UPVC double-glazed windows to the front and rear aspects. It features a range of fitted wardrobes with mirrored sliding doors, inset spotlights, and a double radiator, offering both style and practicality.

Bedroom Two

This well-proportioned bedroom features a UPVC double-glazed window to the front aspect, a storage cupboard, and a double radiator, making it a comfortable and functional space.

Bedroom Three

Overlooking the rear garden, this bedroom is fitted with a UPVC double-glazed window, double radiator, and power points, making it a cozy retreat.

Family Bathroom

The family bathroom is equipped with a contemporary three-piece suite, including a low-level flush W.C., a wall-mounted wash hand basin with a vanity unit, and a panel-enclosed bath with mixer taps and a rainfall shower attachment. Additional features include a UPVC double-glazed opaque window to the side aspect, fully tiled walls, an extractor fan, a heated towel rail, and inset spotlights.

Exterior

Rear Garden

The rear garden is approximately 100ft long, featuring a paved patio area and an artificial lawn for low-maintenance enjoyment. Side pedestrian access connects the garden to the front of the property.

Garage Conversion/Gym/Playroom

The garage conversion offers a versatile space currently equipped as a gym, with gym equipment negotiable as part of the sale. A UPVC double-glazed window to the rear aspect and power points enhance its functionality.

Rear Out Building/Games Room

Located at the bottom of the garden, the out building/games room is a bright, modern space with sliding doors, laminate flooring, inset spotlights, and a wall-mounted electric heater. The building also includes an ensuite, featuring a walk-in shower cubicle, a wall-mounted wash hand basin, a low-level flush W.C., laminate flooring, and a heated towel rail.

Front Driveway

The block-paved driveway provides ample off-street parking for 2-3 vehicles, complementing the property's convenient and well-presented exterior.

Further Details

The property is Freehold
Council Tax Band - Band D