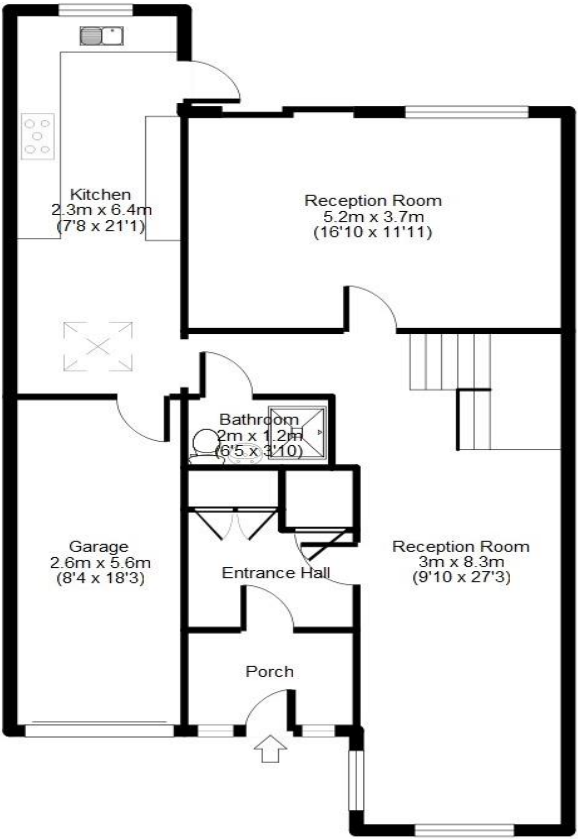
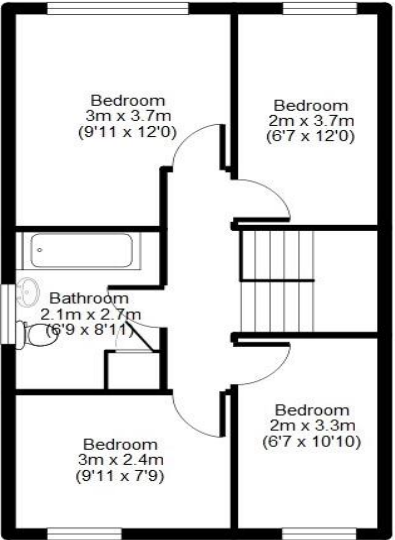


Cecil Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1401 sq. ft / 130 sq. m inc Garage

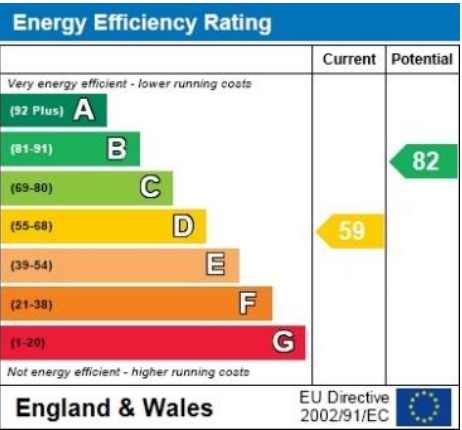


Ground Floor



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 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.

Cecil Crescent, Hatfield Freehold  
Guide Price £650,000



Stunning 4 bedroom link detached home in Birchwood. Stylishly renovated since 2017 with new kitchen, bathroom, flooring, windows, garden and driveway. Two reception rooms, garage with utility, sunny landscaped garden, driveway for three. Close to town, schools and excellent transport connections, with a 10 minute walk to Hatfield station and a 25 minute train into London Kings Cross. Turnkey condition!

- Fully renovated 4 bedroom link-detached home
- Two bright and spacious reception rooms
- Stylish modern kitchen with integrated appliances
- Ground floor luxury shower room
- New windows, doors & radiators throughout
- South east facing landscaped garden (redesigned 2021)
- Block paved driveway for 3 cars (new in 2022)
- Utility area in garage with plumbing and storage
- Prime Birchwood location near town, schools & station
- Turnkey condition – just move in and enjoy!





# Cecil Crescent, Hatfield

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service



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## Porch:

Tiled flooring with door leading into a bright and welcoming inner hallway.

## Hallway:

Tiled floors, inset spotlights, radiator, coat/storage cupboard and meter cupboard. Doors to all ground floor rooms.

## Lounge/Diner:

Light-filled room with double-glazed windows to front and side, plus a skylight for added brightness. Features laminate wood-style flooring, coving to ceiling, two radiators, and stairs to upper level.

## Reception Room 2 / Sitting Room:

Perfect as a family room or second lounge with patio doors to the rear garden, double-glazed rear window, laminate flooring, inset spotlights, and coving to ceiling.

## Kitchen:

Modern and well-fitted with a range of base and eye-level units, square-edge worktops, tiled splashbacks, integrated dishwasher, built-in oven with gas hob and stainless-steel extractor. One-bowl sink with mixer tap, feature radiator, and door to rear garden and garage.

## Shower Room / Ground Floor Cloakroom:

Stylishly finished with a walk-in tiled shower, vanity unit with basin, low-level WC, inset spotlights, extractor fan, and heated towel rail.

## First Floor Landing:

Coving to ceiling, loft access, and doors to all bedrooms and family bathroom.

## Master Bedroom:

Double-glazed window to rear, laminate flooring, coving to ceiling, and single radiator.

## Bedroom Two:

Also rear-facing with laminate flooring, coving, and radiator.

## Bedroom Three:

Front-facing with double-glazed window, laminate flooring, coving, and radiator.

## Bedroom Four:

Front-facing with laminate flooring, coving, and radiator—ideal as a bedroom, study or nursery.

## Family Bathroom:

Well-finished with a panel-enclosed bath with mixer taps, pedestal basin, low-level WC, partly tiled walls, laminate flooring, airing cupboard with water tank, and opaque double-glazed side window.

## Garage:

With power and lighting, up-and-over door. Includes utility area with sink, plumbing, and space for tumble dryer and storage.

## Rear Garden:

South-east facing, mainly laid to lawn with porcelain-tiled seating area, mature shrubs, raised flower beds, outdoor tap, and security lighting—perfect for entertaining or relaxing.

## Front:

Block-paved driveway with space for three vehicles

## Further Details

The property is Freehold  
Council Tax Band - Band E

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.