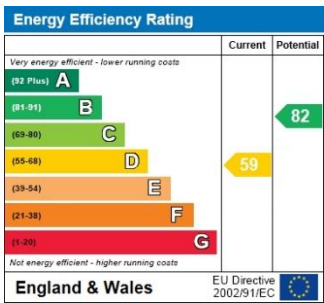


Approx. Gross Internal Floor Area 1461 sq. ft / 135.72 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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
Guide Price £625,000



Stunning 4 bedroom link detached home in very popular Birchwood Area. OPEN DAY VIEWINGS
6TH SEPT/13TH SEPT/20TH SEPT 12.00-2PM CALL TODAY TO CONFIRM YOUR SLOT *****

- Fully renovated 4 bedroom link-detached home
- OPEN DAY VIEWINGS 6TH SEPT/13TH SEPT/20TH SEPT
- Stylish modern kitchen with integrated appliances & Two bright and spacious reception rooms
- 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!





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

Material Information

Part A

Council Tax Band: E Amount £: Freehold

Part B

Type: House

Physical Characteristics: Link Detached

Construction Type: Traditional

Rec Rooms: 2 Bedrooms: 4 Bathrooms: 2 Kitchens: 1

Parking: Off Street & Garage

Mobile Signal: Great

Are the following Services connected:

Electricity Yes

Renewable / Batteries No

Gas Yes

Water Yes

Telephone Yes

Broadband Yes

Drainage Yes

Does the property have Central Heating Yes

What Fuel does it use: Gas