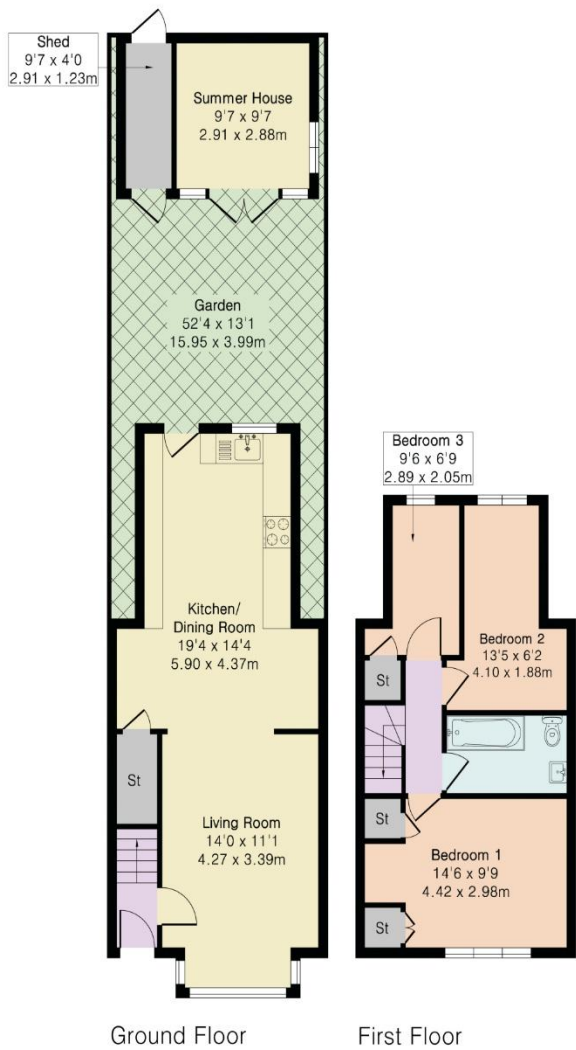


Approximate Gross Internal Area 836 sq ft - 78 sq m  
(Excluding Outbuilding)

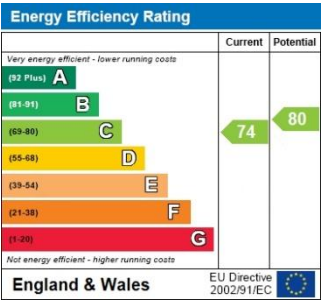
Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 384 sq ft – 36 sq m

Outbuilding Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

## Heathcote Avenue, Hertfordshire Freehold Guide Price £450,000



A beautifully maintained three bedroom bay fronted home in the sought after Birchwood area. Featuring a brand new bathroom, stylish extended kitchen/diner, private driveway, and 55ft garden with summer house. Minutes from Hatfield station ideal for commuters!

- Immaculate Bay Fronted Three Bedroom House
- Sought after prime Birchwood location
- Contemporary, extended kitchen diner area
- Bright lounge featuring elegant bay window
- New, modern bathroom in 2024
- Spacious master bedroom with bespoke wardrobes
- Approximate 55ft rear garden
- Functional modern summer house
- Excellent commuter links to Hatfield station
- Private driveway and secure off street parking for two vehicles





# Heathcote Avenue, Hertfordshire

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service



# Heathcote Avenue, Hertfordshire

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service

## Entrance Hall:

Double glazed front door, laminate wood style flooring, stairs to first floor, and door to lounge.

## Lounge:

Bright bay fronted room with double glazed window, wood effect flooring, double and single radiators, inset spotlights, open to kitchen/diner.

## Kitchen/Diner (Extended):

Modern space with a full range of units, roll top work surfaces, tiled splashbacks, integrated electric oven and induction hob, extractor, plumbed for washing machine and dishwasher, breakfast bar, space for large fridge/freezer, wood style flooring, under stairs storage, and access to garden.

## First Floor Landing:

Loft access (fully boarded and insulated with pull down ladder), access to all bedrooms and bathroom.

## Master Bedroom:

Spacious room with double glazed window to front aspect, double radiator, and a full range of bespoke fitted wardrobes and drawers.

## Bedroom Two:

Double glazed window to rear, single radiator.

## Bedroom Three:

Double glazed window to rear, double radiator, built in storage cupboard.

## Family Bathroom:

Brand new in 2024 – panel enclosed bath with mixer taps and shower attachment, wall mounted vanity unit with wash basin, low level flush WC, extractor fan, inset spotlights, tiled flooring, partly tiled walls, heated towel rail.

## Rear Garden Approximate 55ft

Mainly laid to lawn with patio area, pathway to rear, shed, summer house, outside tap, and security lighting. Perfect for relaxing or entertaining.

## Summer House / Garden Room:

Laminate flooring, power, lighting, internet – perfect for a home office, gym, or entertaining space.

## Shed with Power & Lighting:

Ample storage, with further area to rear ideal for gardening tools. Gated pedestrian rear access.

## Front:

Block paved driveway providing off street parking for two vehicles.

## Location Highlights

Sought after Birchwood area

Less than 10 minute walk to Hatfield Station (trains to King`s Cross in under 25 mins)

Close to Hatfield town centre, A414, and local shops

Excellent school catchments

## Further Details

The property is Freehold

Council Tax Band - Band D

**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.**