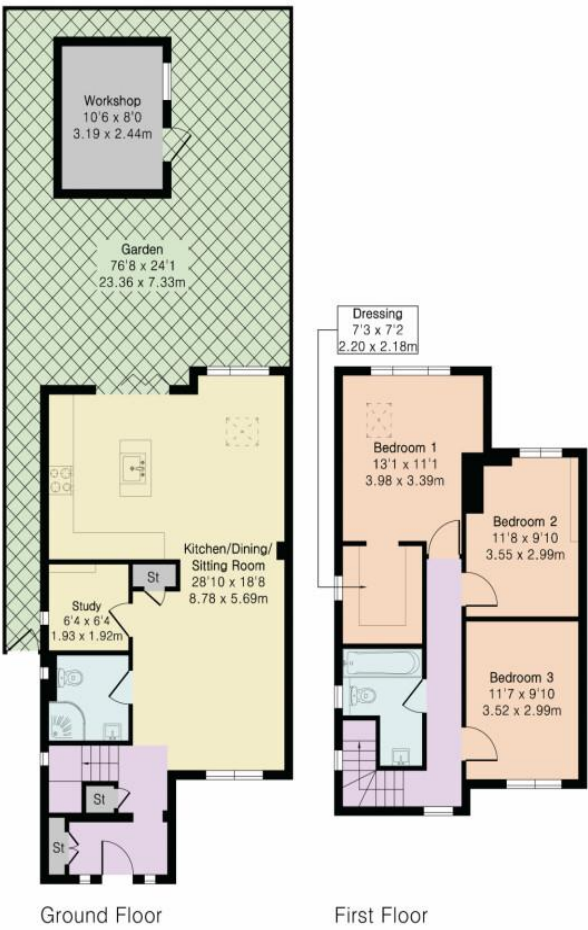
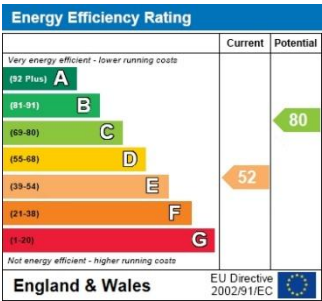


Approximate Gross Internal Area 1118 sq ft - 104 sq m
(Excluding Outbuilding)

Ground Floor Area 594 sq ft – 55 sq m
First Floor Area 524 sq ft – 49 sq m
Outbuilding Area 84 sq ft – 8 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.

Crawford Road, Hatfield Freehold
Offers In Excess Of £550,000



Exceptional three bedroom semi detached home on Crawford Road. Extended and fully renovated in 2022 with high spec interiors, underfloor heating, stunning open plan living, landscaped garden with workshop and driveway for multiple cars. A truly turn key family home.

- Fully Renovated Three Bedroom Semi Detached Home
- Rear Double Storey Extension Completed In 2022
- Full Rewire, New Plumbing, Megaflow System & Gas Central Heating
- Underfloor Heating Throughout Ground Floor
- High End Kitchen With Neff & Bosch Appliances, Granite Worktops
- Bifold Doors Leading To Garden With Composite Decking
- Long Garden With Powered Workshop & New Fencing
- Luxurious Family Bathroom With Electric Underfloor Heating
- Master Bedroom With Dressing Room & Ceiling Window
- Large Driveway For Two Cars & Gated Side Access





Full Description

Located on the sought after Crawford Road in the Birchwood area, this immaculately presented three bedroom semi detached home has been comprehensively renovated and extended in 2022 to an exceptional standard. Boasting modern elegance, high quality materials and a layout designed for family life and entertaining, this property is truly turn key. The home benefits from a rear double storey extension, complete rewire, new plumbing and gas installation as well as the addition of a Megaflow system allowing for both showers to be used simultaneously with great pressure. The entire ground floor features underfloor heating beneath luxurious herringbone wooden flooring, while the upstairs family bathroom includes electric underfloor heating. On entry, you're welcomed by a spacious entrance hall with a fitted cloak cupboard. This leads into a stunning open plan lounge, kitchen, and dining area, where a new skylight and bifold doors flood the space with natural light. The high spec kitchen is fitted with Neff and Bosch appliances, granite worktops and splashback and a central island perfect for both cooking and gathering. Also on the ground floor is a dedicated study and two large storage cupboards, making great use of space and functionality. Upstairs, you'll find three generously sized bedrooms and a luxurious family bathroom with a large bath/shower combination, vanity unit, full tiling and underfloor heating. The master bedroom includes a skylight and a separate dressing room for added comfort and style. To the rear, the property boasts a long landscaped garden with composite decking, a path leading to a cinder block workshop fitted with its own electrical distribution board ideal for hobbies, a home office, or additional storage. The garden is enclosed with a new fence, and side access adds convenience. To the front, a large driveway provides off street parking for multiple cars. With gas central heating, double glazing throughout, and high end finishes from top to bottom, this property offers a rare opportunity to purchase a thoughtfully upgraded family home in a prime location.

Ground Floor

Entrance Hall

Bright and welcoming, with a fitted wardrobe and access to the open plan living space.

Open plan Lounge/Dining room/Kitchen

A truly impressive open plan space, designed for modern living and entertaining. The lounge area offers a warm and inviting atmosphere with ample room for a large sofa and media unit, all set against a backdrop of luxurious herringbone wooden flooring with wet underfloor heating. Natural light floods the room through bifold doors to the rear and a new skylight above the dining area, creating a bright and airy feel throughout. The lounge flows seamlessly into the dining area and kitchen, making it the heart of the home. The kitchen itself is finished to an exceptionally high standard, featuring Neff and Bosch integrated appliances such as gas hob, oven, microwave and dishwasher. With granite worktops and splashback, sleek cabinetry, and a central island—ideal for both food preparation and casual dining. It's a space that balances style and functionality effortlessly. The ground floor also features two large storage cupboards.

Study

Quiet and functional, ideal for working from home or as a creative hobby room.

Downstairs Shower Room

Downstairs WC and shower room, fully tiled with a modern, sleek aesthetic. With window to side aspect.

First Floor

Family Bathroom

Fully tiled and beautifully finished with a large bath and overhead shower, vanity unit, electric underfloor heating, and a modern, sleek aesthetic. With window to side aspect and heated towel rail.

Master Bedroom

Spacious and private, featuring tall ceilings with skylight and a large window overlooking rear aspect with separate dressing room—perfect for wardrobes or vanity use. Gas radiator with open eaves storage.

Bedroom Two

A good sized double room with window overlooking the rear garden, ideal as a guest or children's bedroom. With gas radiator and open eaves storage.

Bedroom Three

A versatile third double bedroom suitable for a child, guest, or study. Window overlooking front aspect and gas radiator.

Garden

long landscaped garden with composite decking, a path leading to a cinderblock workshop fitted with its own electrical distribution board—ideal for hobbies, a home office, or additional storage. The garden is enclosed with a new fence, and side access adds convenience.

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.