

Approximate Gross Internal Area 869 sq ft - 81 sq m  
(Excluding Garage)

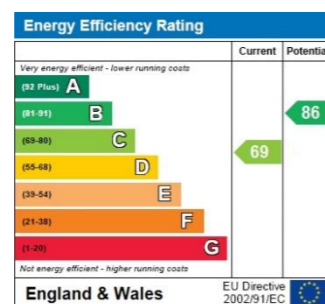
Ground Floor Area 522 sq ft – 49 sq m

First Floor Area 347 sq ft – 32 sq m

Garage Area 175 sq ft – 16 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 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.

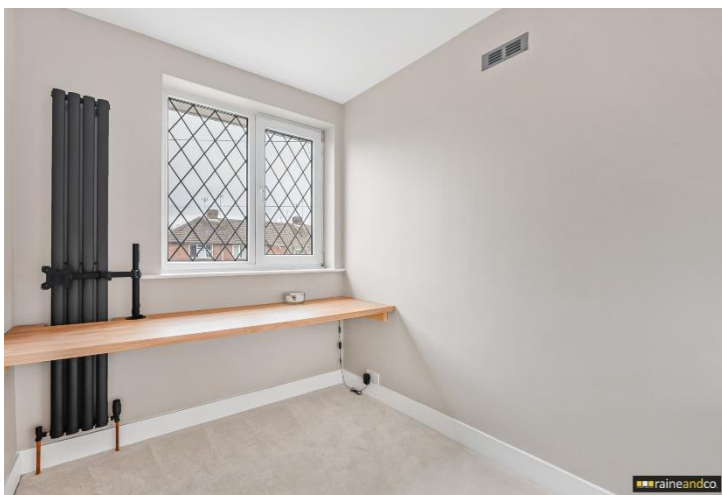
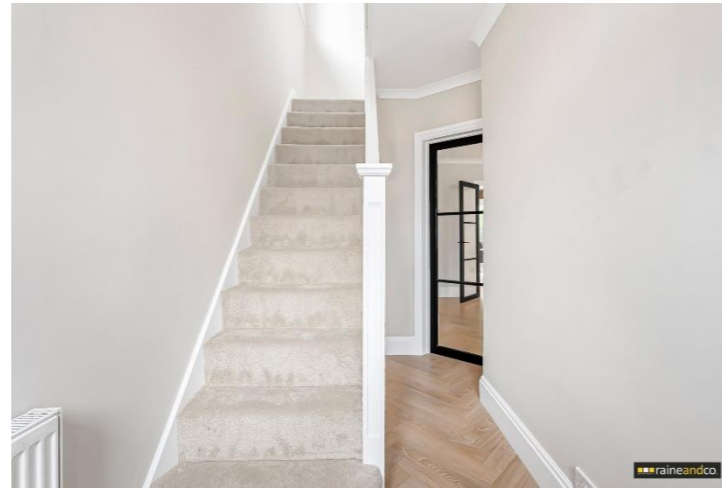
## Chelwood Avenue, Hatfield Freehold Offers in Excess of £500,000



Beautifully refurbished and extended Three Bedroom Semi in sought after Birchwood. Chain free with modern Kitchen, ground floor Shower/Cloakroom, first floor Family Bathroom, 100ft garden, garage and 2 car driveway, all just minutes from Hatfield Station.

- Beautifully refurbished & extended semi-detached family home
- Offered chain free
- Stylish open plan lounge/dining area with bay window
- Contemporary kitchen/breakfast room with integrated appliances
- Newly fitted ground floor shower room/cloakroom
- Three generous bedrooms with fitted storage
- Modern family bathroom with shower over bath
- 100ft landscaped rear garden with patio & garage access
- Detached garage accessed from rear
- Excellent location walking distance to Hatfield Station, schools & amenities





Situated in the sought after area of Birchwood in Hatfield, this beautifully presented three-bedroom semi-detached home offers an impressive blend of modern living, space, and comfort. The property has been extended and refurbished throughout to a high standard and is offered to the market chain free.

The bright and welcoming ground floor features a generous lounge/diner, a newly fitted ground floor shower room/cloakroom and a stunning high-quality kitchen/breakfast room comprising of quartz worktops, herringbone flooring, and integrated appliances, including a fridge freezer, washer dryer and dishwasher. The first floor offers three well-proportioned bedrooms and a modern fully tiled family bathroom, providing excellent space for a growing family or professionals alike.

Externally, the home boasts a 100ft rear garden with a patio and seating area, a detached garage accessed from the rear service road, and a driveway for two vehicles to the front.

Perfectly positioned within walking distance of Hatfield Mainline Station, offering fast services to London King's Cross in under 25 minutes, this location also benefits from proximity to Old Hatfield, Hatfield House (with free annual resident access), and a selection of highly regarded local primary schools. Once part of the Hatfield House Estate, this street retains a charming sense of heritage and community while offering all the convenience of modern day living.

This home truly combines character, practicality, and potential, offering excellent value in one of Hatfield's most accessible and desirable settings.

#### Entrance Hallway

Double glazed front porch, Herringbone flooring, single radiator, understairs storage (housing meters) and stairs to first floor.

#### Lounge / Dining Area

Spacious room with double glazed bay window to front aspect, Herringbone flooring, feature gas fireplace with ornate surround, fitted cupboards and shelving, feature wall mounted radiator, coving to ceiling and ample space for dining and relaxation.

#### Ground Floor Shower Room / Cloakroom

Newly fitted modern suite comprising low level flush WC, wash hand basin with vanity unit, walk in double shower with rainfall head and electric shower system. Other features include tiled flooring and walls, storage cupboards, heated towel rail, and extractor fan.

#### Fitted Kitchen / Breakfast Room

Beautifully fitted with a range of base and eye level units, Quartz work surfaces and splashbacks. Integrated fridge/freezer, dishwasher and washer dryer, along with built in electric oven, induction hob and stainless-steel extractor. Double glazed window overlooking the rear garden and French doors leading to the patio. Herringbone flooring, inset spotlights, under-cabinet lighting and feature wall mounted radiator.

#### First Floor Landing

Bright landing with double glazed opaque window to side aspect, coving to ceiling, inset spotlights, loft access, and doors to all bedrooms and bathroom.

#### Master Bedroom

Spacious bedroom with double glazed window to front aspect, feature wall mounted radiator, fitted storage cupboards and neutral décor.

#### Bedroom Two

Double glazed window overlooking the rear garden with single radiator. Ideal double room or guest bedroom.

#### Bedroom Three

Double glazed window to front aspect, feature wall mounted radiator, and built in storage cupboard. Perfect for a child's room or home office.

#### Family Bathroom

Modern three-piece suite comprising low level WC, pedestal wash hand basin, and panel enclosed bath with electric shower over, tiled walls, laminate wood style flooring, heated towel rail, extractor fan, and inset spotlights. Double glazed opaque window to rear aspect.

#### Driveway

Driveway providing space for two vehicles along with unrestricted on street parking and side access to the rear of the property.

#### Rear Garden

Approximately 100ft in length, mainly laid to lawn with patio and seating areas, mature shrubs and flower borders, and hedged boundaries, security lighting, outside tap. Access to garage available to the rear of the garden.

#### Detached Garage

Accessed via a service road or from rear garden, with up and over door providing excellent storage or additional parking.

#### 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.