



**Approx. Gross Internal Floor Area 972 sq. ft / 90.29 sq. m**

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 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.

## Knolles Crescent, Hatfield, Freehold Price £475,000



CHAIN FREE three bedroom end of terrace home on Knolles Crescent, occupying the largest plot on the street. The property offers spacious accommodation including a lounge with garden access and an open plan kitchen and dining area. Generous rear garden with HUGE potential to extend STPP.

- CHAIN FREE
- Largest Plot On The Street
- Excellent Potential To Extend STPP
- Electric Awning Over Patio Seating Area
- Bright And Spacious Lounge With Sliding Doors To Garden
- Open Plan Kitchen And Dining Area
- Three Bedrooms All With Integrated Wardrobes
- Separate Shower Room And WC
- Front And Rear Gardens With Side Access
- Permit Free On Street Parking





## Entrance Porch

Front door opening into the entrance porch with double glazed window to the side. Carpeted flooring and radiator. Stairs rising to the first floor. Door leading to the lounge and open plan kitchen / dining area.

## Lounge

Carpeted room with radiator and double glazed window to the front. Sliding doors provide direct access to the rear garden and patio area. Feature gas fireplace.

## Open Plan Kitchen / Diner

### Dining Area

Carpeted flooring with radiator and double glazed window to the front.

### Kitchen Area

Tiled flooring with radiator and two double glazed windows to the rear. Fitted with base and eye level units with roll edge work tops and tiled splash backs. Free standing gas oven and hob with extractor above. Space for washing machine and free standing fridge. Useful under stairs storage cupboard. Door leading to the garden.

## Landing

Carpeted stairs lead to a carpeted landing with double glazed window to the rear and loft hatch. Doors to bedrooms, shower room and WC.

## Bedroom One

Carpeted room with radiator and double glazed window to the front. Integrated wardrobe.

## Bedroom Two

Carpeted room with radiator and double glazed window to the front. Integrated wardrobe.

## Bedroom Three

Carpeted room with radiator and double glazed window to the rear. Integrated wardrobe.

## Shower Room

Tiled flooring and fully tiled walls. Shower cubicle with tiled surround, vanity sink and heated towel rail. Frosted double glazed window to the rear.

## WC

Laminate flooring with partly tiled walls. High level cistern wc and double glazed window to the rear.

## Garden

The rear garden is arranged across two sections. The first section features a patio seating area with electrically retracting awning, lawn area and brick built storage shed. Tall hedging provides privacy and a walkway leads through to the main garden.

The main garden is mostly laid to lawn with a paved pathway and side access. The extensive plot provides excellent outdoor space and strong potential for future extension.

## 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.**