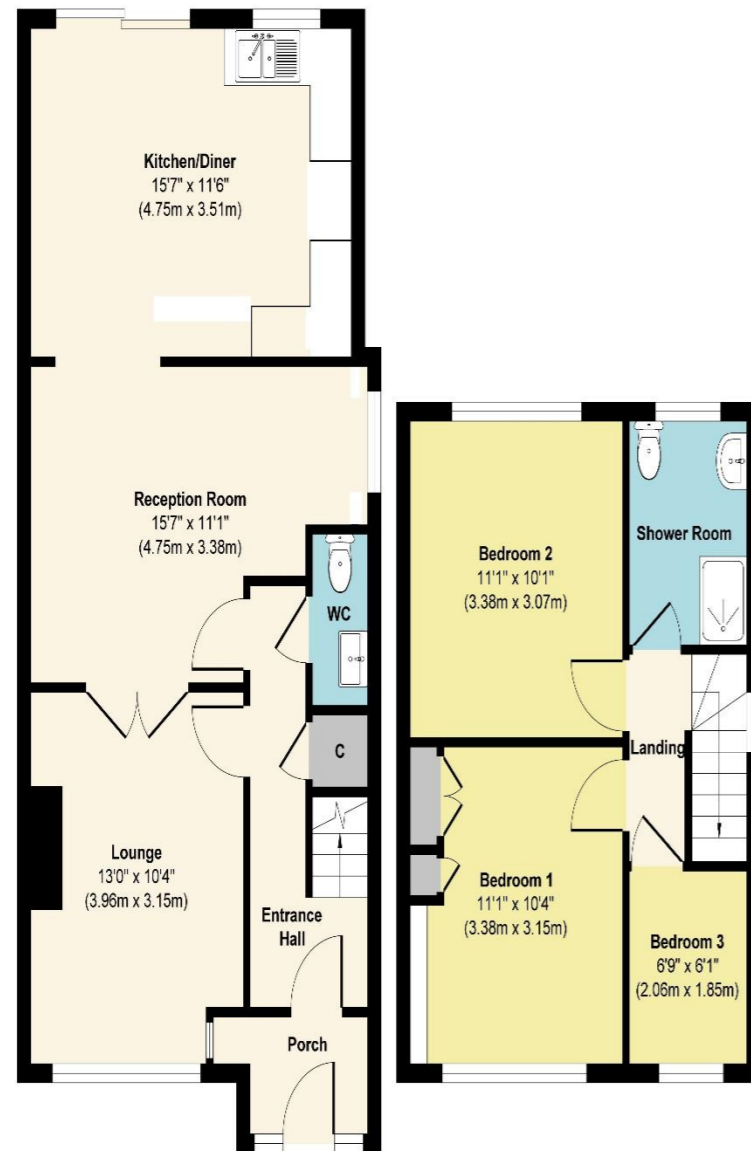


## Crawford Road, Hatfield



Ground Floor  
Approximate Floor Area  
598 sq. ft  
(55.55 sq. m)

First Floor  
Approximate Floor Area  
368 sq. ft  
(34.18 sq. m)

**Approx. Gross Internal Floor Area 966 sq. ft / 89.73 sq. m**

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

Produced by Elements Property

## Crawford Road, Hatfield, Freehold Guide Price £499,995



A CHAIN FREE three bedroom semi detached home in the Birchwood area of Hatfield, presented in excellent condition throughout. Featuring two interconnecting reception rooms flowing into a stylish open plan kitchen / diner. Complete with three spacious bedrooms, a two car driveway and private rear garden.

- Sold CHAIN FREE
- Three Bedroom Semi Detached Home
- Off Street Parking For Two Vehicles
- Two Interconnecting Reception Rooms With French Doors
- Stunning Open Plan Kitchen Diner
- Private & Well Maintained Rear Garden With Patio And Lawn
- Convenient Ground Floor WC
- Fully Tiled Family Shower Room
- Welcoming Porch Entrance
- Excellent Location, Close to Local Shops, School, and Hatfield Station



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.



## Porch

Double glazed window to the front, glass roof, door to the entrance hall and window overlooking the lounge.

## Entrance Hall

Wood laminate flooring, stairs to the first floor, under stair storage, ground floor WC and doors to the lounge and reception room two.

## Ground Floor WC

Wood laminate flooring, partly tiled walls, concealed cistern wall mounted WC, wall mounted sink, fuse cupboard and extractor fan.

## Lounge

Wood laminate flooring, double glazed window through to the porch, double glazed window to the front, radiator and French doors opening into reception room two.

## Reception Room Two

Wood laminate flooring, radiator, double glazed window to the side, door back to the entrance hall and open walkway through to the kitchen / diner.

## Kitchen / Diner

Wood laminate flooring, radiator, skylight, sliding door to the garden, range of base and eye level units with marble work tops and tiled splash backs. Space for a large cooker with extractor hood over, space for fridge and washing machine, integrated dishwasher, double glazed window to the rear and sink with mixer tap and drainer.

## Landing

Carpeted stairs and landing with chair lift, opaque double glazed window to the side and doors to all three bedrooms and the shower room.

## Shower Room

One sheet vinyl flooring, fully tiled walls, low level WC, vanity sink with mixer tap, radiator, tiled shower cubicle, loft access, opaque double glazed window to the rear and extractor fan.

## Bedroom One

Carpeted flooring, radiator, double glazed window to the front and fitted wardrobe.

## Bedroom Two

Carpeted flooring, radiator and double glazed window to the rear.

## Bedroom Three

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

## Garden

A private and attractive rear garden featuring a patio seating area, side access, mainly laid to lawn with a paved path leading to a useful storage shed.

## 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.**