

32 Hillcrest, Hatfield AL10

APPROX GROSS INTERNAL FLOOR AREA: 1063 sq. ft / 99 sq. m



For identification purposes only
Measurements are approximate and not to scale

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.

Hillcrest, Hatfield Freehold
Offers in Excess of £350,000



Chain Free! A spacious three bedroom terrace home ideally located close to Hatfield Town Centre. Offering a through lounge, conservatory, utility room, cloakroom/WC, approximately 35-40ft rear garden and excellent scope to modernise, extend and reconfigure (STPP).

- Chain Free
- Three Well Proportioned Bedrooms
- Spacious Through Lounge/Dining Room
- Conservatory Overlooking Rear Garden
- Kitchen With Separate Utility Room
- Ground Floor Cloakroom/WC
- Approximately 35-40ft Rear Garden
- Excellent Potential To Extend & Reconfigure (STPP)
- Walking Distance To Hatfield Town Centre
- Keys Held For Immediate Accompanied Viewings





Situated in a popular residential turning within easy reach of Hatfield Town Centre, this chain free three bedroom terrace home presents an exciting opportunity for buyers looking to put their own stamp on a well proportioned family home. Offering generous living accommodation throughout, the property benefits from excellent potential to modernise, extend and reconfigure, subject to the necessary planning permissions.

The welcoming entrance hall provides access to a convenient ground floor cloakroom/WC, ideal for guests, together with stairs to the first floor. The spacious through lounge/dining room is a real feature of the home, enjoying a large bay window to the front, a character fireplace with back boiler and double doors opening into the conservatory, creating an excellent entertaining space overlooking the rear garden.

To the rear of the property is a fitted kitchen offering a range of base and wall units, integrated cooking appliances and direct access to both the garden and the adjoining utility room, providing valuable additional storage and laundry space.

Upstairs, the property offers three well proportioned bedrooms, each benefiting from fitted wardrobes, together with a family bathroom fitted with a white suite.

Externally, the rear garden measures approximately 35-40ft in length and is mainly laid to lawn with mature trees, established shrub borders, patio seating area, outside lighting, outside tap and a garden shed. The front garden is also lawned with mature planting and a pathway leading to the front entrance.

Further benefits include double glazing, gas central heating and an enviable chain free position, making this an ideal purchase for first time buyers, families, investors or anyone looking to create their ideal home.

Keys are held for immediate accompanied viewings. Contact us today to arrange your appointment.

Entrance Hall

A welcoming entrance hall with front door, wood panelled ceiling, opaque double glazed window to the front, radiator, telephone point, staircase to the first floor and doors leading to the principal ground floor accommodation.

Ground Floor Cloakroom/WC

A practical addition for family living and entertaining, comprising a low level WC, wash hand basin with vanity unit, laminate wood effect flooring, wood panelled ceiling and opaque double glazed window to the front.

Lounge/Dining Room

A spacious dual aspect reception room featuring a double glazed bay window to the front, attractive gas fireplace with ornate surround and back boiler, wood panelled ceiling and double doors opening into the conservatory. A fantastic space for both everyday family life and entertaining.

Conservatory

Enjoying pleasant views across the rear garden, the conservatory provides a bright additional reception area with laminate wood effect flooring, power points and direct access onto the patio.

Kitchen

Fitted with a range of base and eye level units complemented by roll edge work surfaces and tiled splashbacks. Features include an integrated electric oven, electric hob with extractor hood, one and a half bowl stainless steel sink with mixer tap, space for a fridge/freezer, tiled flooring, radiator, double glazed rear window and door leading directly to the garden.

Utility Room

A useful separate utility area offering plumbing for a washing machine, wall mounted storage cupboards, understairs storage cupboard, meter cupboard, tiled flooring and an additional external door providing convenient access.

First Floor Landing

With loft access, radiator, dado rail, airing cupboard housing the hot water tank and doors leading to all first floor rooms.

Bedroom One

A generous double bedroom overlooking the front aspect, complete with a range of fitted wardrobes, radiator and double glazed window.

Bedroom Two

Another well-proportioned double bedroom benefiting from fitted wardrobes, radiator, textured ceiling and double glazed window to the front.

Bedroom Three

A comfortable third bedroom overlooking the rear garden, featuring fitted wardrobes, radiator and double glazed window.

Family Bathroom

Comprising a panel enclosed bath with shower attachment, low level WC, wash hand basin with vanity unit, heated towel rail, tiled flooring, partly tiled walls and opaque double glazed window to the rear.

Rear Garden

Measuring approximately 35-40ft, the rear garden is mainly laid to lawn with mature trees, established flower and shrub borders, patio seating area, outside tap, outside lighting and a useful garden shed, providing an excellent outdoor space with plenty of potential.

Front Garden

A neat front garden laid to lawn with mature shrub borders and pathway leading to the front entrance.

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.