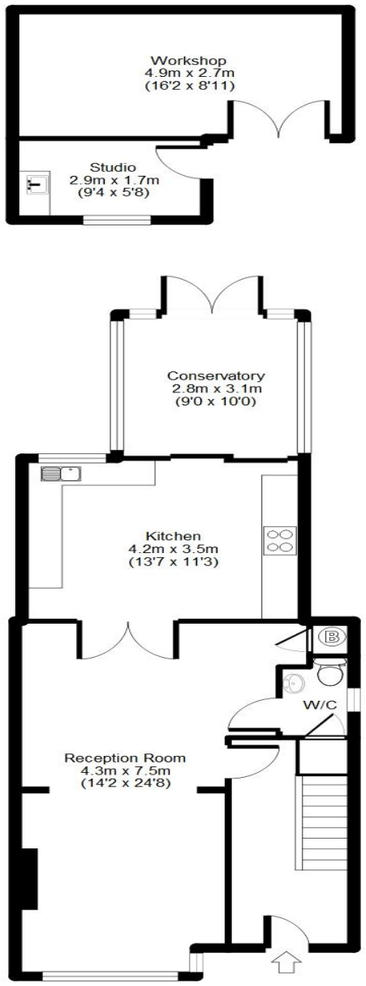
Crawford Road, Hatfield

raineandco. ESTATE AGENTS
Dedicated and Personal Service

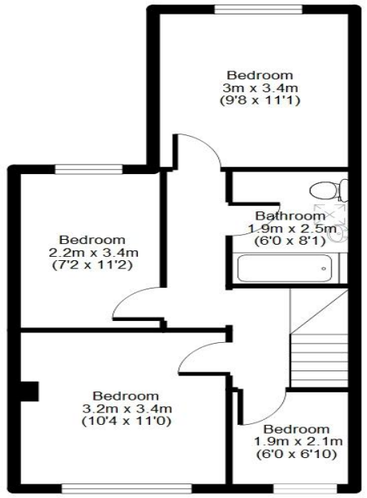
Crawford Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1307 sq. ft / 121 sq. m incl Workshop/Studio

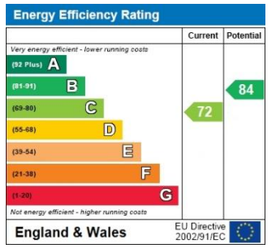


Ground Floor

For identification purposes only
Measurements are approx and not to scale



First Floor



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.

raineandco. ESTATE AGENTS
Dedicated and Personal Service

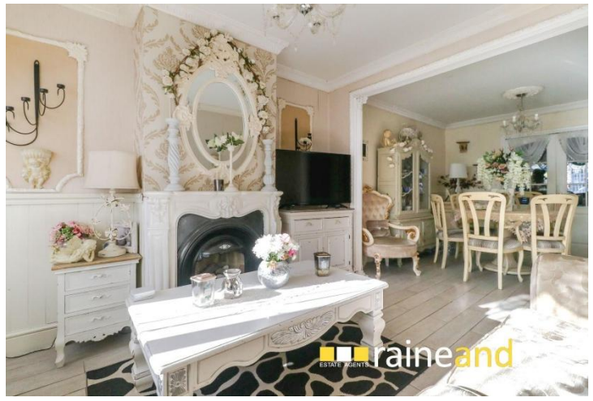
Crawford Road, Hatfield Freehold
Offers Over £500,000

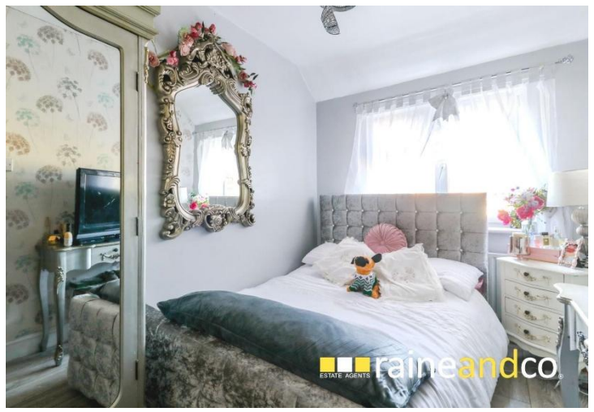
A double storey extended four bedroom semi-detached home located in one of Birchwood`s most desirable areas, offering spacious and flexible accommodation, a private driveway, large rear garden, and a detached timber outbuilding.

- Double storey extended four bedroom semi-detached home
- Located in a highly desirable area of Birchwood
- Spacious lounge with dining area
- Kitchen/diner plus ground floor cloakroom & Brand New Boiler
- Light filled conservatory overlooking the garden
- Four well-proportioned first-floor bedrooms
- Private driveway with parking for two vehicles
- Detached timber outbuilding
- Large rear garden with excellent potential
- Close to shops, schools, town centre & A1(M)

Crawford Road, Hatfield

raineandco. ESTATE AGENTS
Dedicated and Personal Service





Crawford Road, Hatfield

raineandco. ESTATE AGENTS
Dedicated and Personal Service

Entrance Hall
Via a part frosted leaded light effect front door. Ceramic tiled flooring, wood wall panelling, radiator and under stairs storage cupboard. Carpeted stairs to first floor.

Lounge with Dining Area
Ceramic tiled flooring, radiators, feature fireplace, decorative surround, double glazed bay window to front and coving. Boiler cupboard housing a wall mounted Valient combination boiler. Doors off to:

Ground Floor Lavatory
Ceramic tiled flooring, wood panelled walls, vanity unit with mounted hand wash basin with mixer tap and splashback tiles, low flushing WC and obscure double glazed window to side. Storage cupboard.

Kitchen
Comprising a range of matching wall and base units with work surfaces over with splashback tiles a stainless steel sink unit with mixer tap. Part tiled walls. Built in four ring gas hob with filter hood over. Built in electric oven. Plumbing for washing machine. Space for upright fridge/freezer. Radiator. Double glazed window to rear. Doors off to

Conservatory
Bright and airy with a pitched roof fully double glazed, tiled flooring, electrical points with lighting. Double doors opening on to the garden. Radiator.

First Floor Landing
Carpeted flooring single glazed window to side. Doors to:

Bedroom One
Laminated flooring, radiator and double glazed window to front.

Bedroom Two
Laminated flooring, radiator, hatch to loft, and double glazed windows to rear.

Bedroom Three
Laminated flooring, radiator and, double glazed window to rear.

Bedroom Four
Laminated flooring, radiator and, double glazed window to front.

Bathroom
Fully tiled throughout comprising of a panel enclosed bath with mixer tap and hand shower attachment and screen, low level WC, and pedestal hand wash basin. Radiator. Velux style window.

Front Garden
Mainly cobbled style hardstanding providing off street parking for two vehicles. Exterior light. Pedestrian gate to rear garden.

Rear Garden
North Westerly aspect. A beautifully paved sandstone patio area overlooking the laid to lawn with railway sleeper lined flower beds to borders. Range of mature shrubs and bushes. Cold water tap. Exterior lighting. Timber outbuilding with lighting and electrical points.

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.