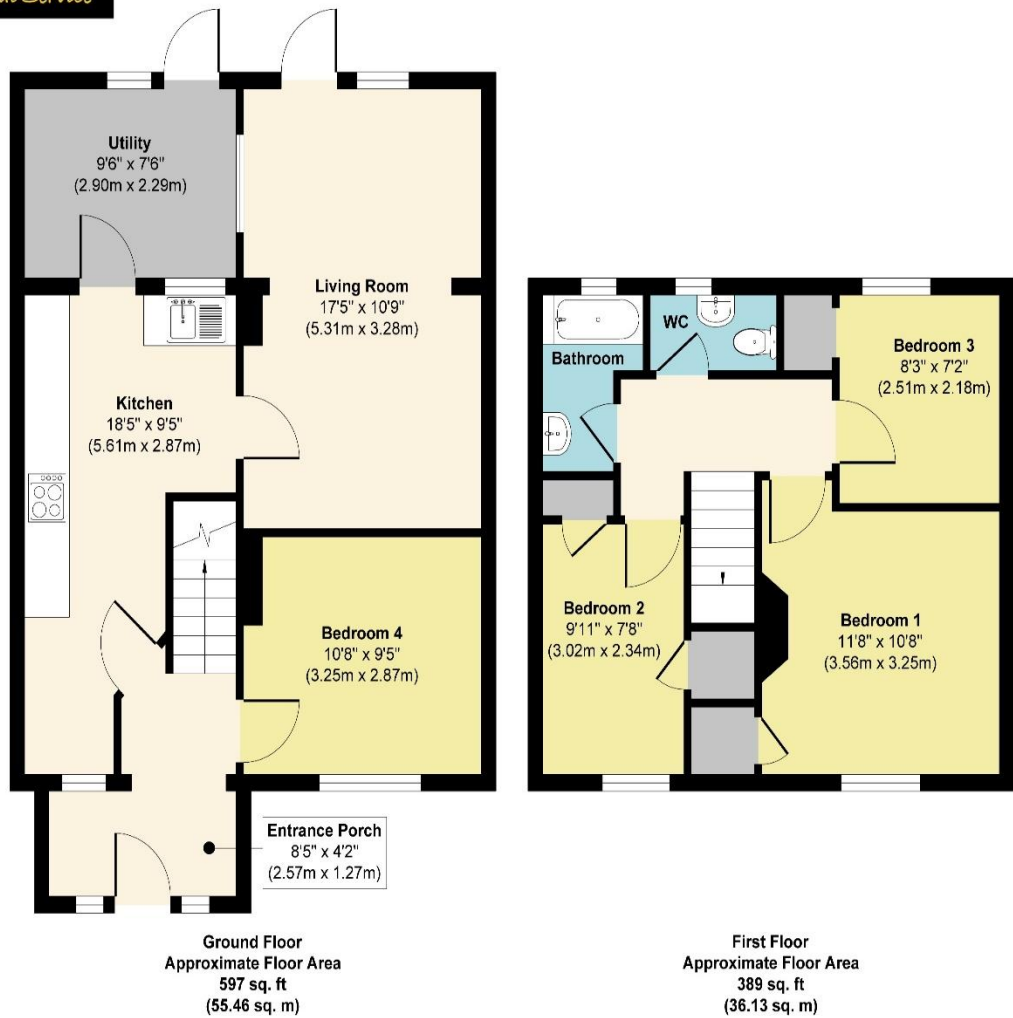
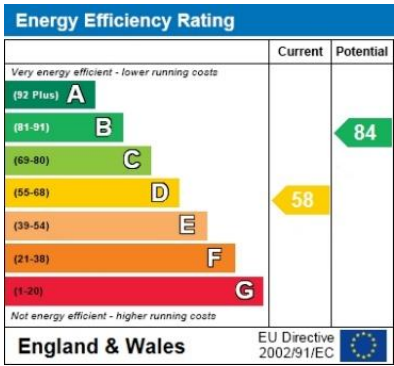


Shallcross Crescent, Hatfield



Approx. Gross Internal Floor Area 986 sq. ft / 91.59 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Shallcross Crescent, Hatfield, Freehold Guide Price £345,000



Chain free and extended, this spacious four bedroom terraced home boasts a modern fitted kitchen, generous rear living room, separate utility room, ground floor bedroom, entrance porch, gas central heating and double glazing, making it an ideal family home or investment.

- Chain Free
- Modern Fitted Kitchen
- Extended Four Bedroom Terraced House
- Large Rear Extended Living Room
- Separate Utility Room
- Ground Floor Bedroom
- Extended Entrance Porch
- Gas Central Heating
- Double Glazing Throughout
- Ideal Family Home Or Investment Opportunity



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



Offered to the market chain free, this spacious and extended four bedroom terraced home provides generous and versatile accommodation, making it an excellent choice for growing families, first time buyers or investors. Having been extended to both the front and rear, the property offers significantly more living space than many comparable homes. A welcoming entrance porch has been added to the front, while the rear extension creates an impressive living room and practical utility room, perfectly suited to modern family living. At the heart of the home is a modern fitted kitchen, finished with a range of contemporary wall and base units complemented by work surfaces, tiled splashbacks and tiled flooring. The kitchen is equipped with an induction hob, fan oven, stainless steel extractor hood, sink unit and integrated dishwasher, providing both style and functionality. The adjoining utility room offers additional storage and appliance space, housing the boiler and providing direct access to the rear garden. The spacious rear living room is a fantastic entertaining and family space, enjoying excellent natural light from the rear facing window and door leading directly onto the garden. Its generous proportions make it the perfect place to relax or entertain guests throughout the year. The ground floor also benefits from a versatile fourth bedroom, which could equally serve as a home office, playroom or guest bedroom depending on your requirements. Upstairs, the property offers three well proportioned bedrooms, each featuring built in wardrobes, together with a fully tiled family bathroom and a separate WC, ideal for busy households. Further benefits include gas central heating, double glazing throughout, and the significant advantage of being offered chain free, allowing buyers the opportunity for a smoother purchase.

Ground Floor

Entrance Porch

A practical addition to the front of the property creating a welcoming entrance. Finished with half carpeted and half tiled flooring, two windows to the front aspect and an internal window overlooking the kitchen. Stairs rise to the first floor with doors leading to the kitchen and ground floor bedroom.

Kitchen

A newly fitted kitchen offering a stylish range of modern wall and base units with work surfaces and tiled splashbacks. Features include tiled flooring, an induction hob with fan oven beneath and stainless steel extractor hood, stainless steel sink unit and integrated dishwasher. Two internal windows overlook the entrance porch and utility room, with doors leading through to both the utility room and living room. A bright and functional space designed for everyday family living.

Utility Room

Forming part of the rear extension, this practical utility room provides excellent additional storage and appliance space. Finished with tiled flooring and featuring a rear aspect window and door leading directly to the garden. Internal windows overlook both the kitchen and living room, whilst the room also houses the boiler with space for a washing machine, tumble dryer and fridge freezer together with a gas radiator.

Living Room

A superb rear extension creating a spacious and comfortable family living area. Carpeted throughout with two gas radiators, an internal window to the utility room and a rear facing window and door providing plenty of natural light and direct access to the garden.

Bedroom Four

A versatile ground floor bedroom with wood laminate flooring, front aspect window and gas radiator. Equally suited as a home office, playroom or guest room.

First Floor

Landing

Carpeted landing with gas radiator and doors leading to all first floor accommodation.

Bedroom One

A spacious double bedroom featuring wood laminate flooring, built-in wardrobe, front aspect window and gas radiator.

Bedroom Two

Another generous double bedroom with wood laminate flooring, two built-in wardrobes, front aspect window and gas radiator.

Bedroom Three

A well proportioned bedroom with wood laminate flooring, built in wardrobe, window to the rear aspect and gas radiator.

Main Bathroom

Fully tiled and fitted with a panel enclosed bath with shower attachment, vanity wash hand basin, heated towel rail and frosted rear aspect window.

Separate WC

Fitted with a low level WC and vanity wash hand basin, complemented by tiled flooring and a frosted rear aspect window.

Further Details

The property is Freehold
Council Tax Band - Band C

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.