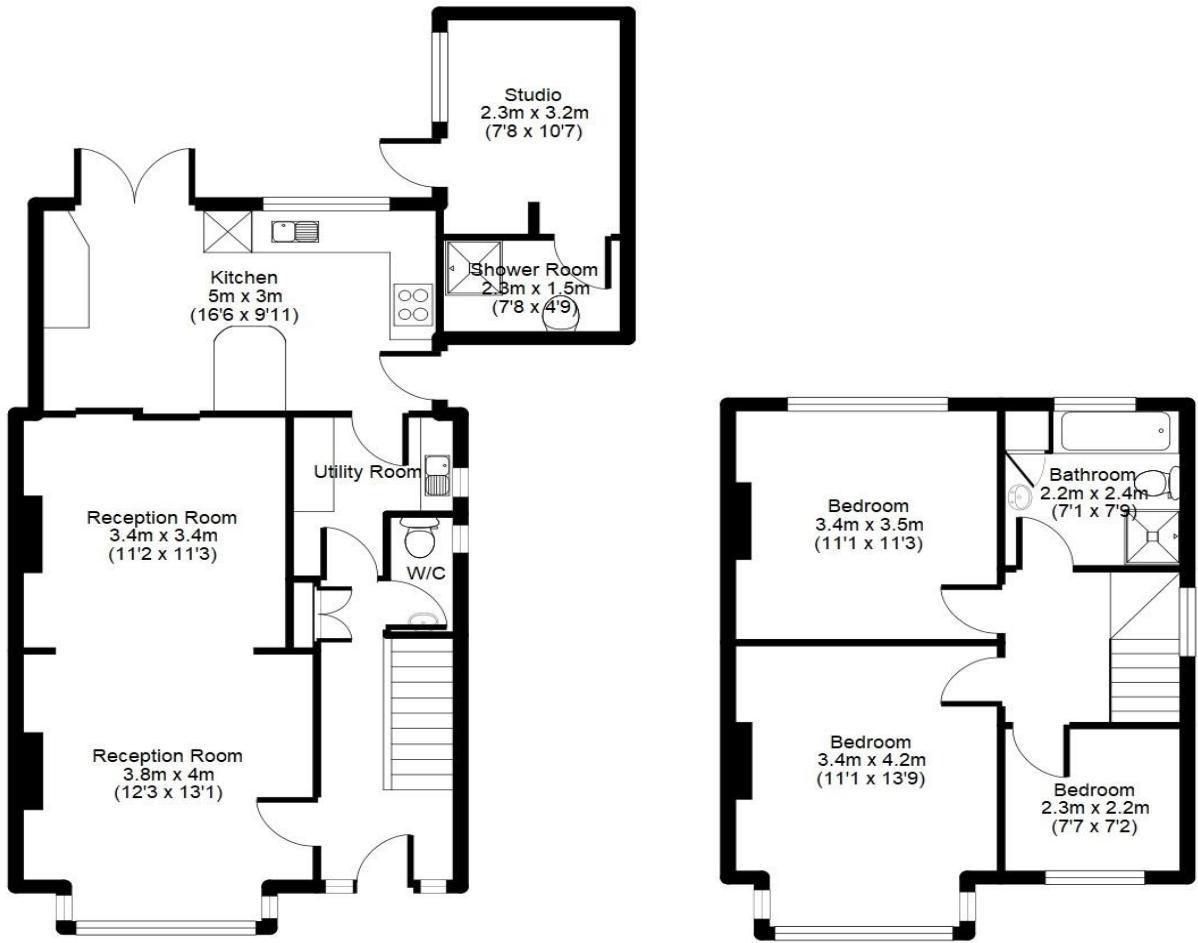


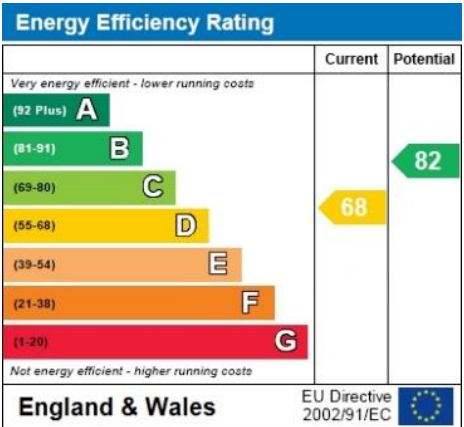
Selwyn Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1151 sq. ft / 107 sq. m



Ground Floor

First Floor



For identification purposes only  
Measurements are approx 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.

Selwyn Crescent, Hatfield Freehold  
Price £629,995



OPEN DAY SATURDAY THE 8TH OF APRIL. BY APPOINTMENT ONLY. EXTENDED 1930's STYLE SEMI-DETACHED HOUSE WITHIN THE POPULAR ELLENBROOK AREA of Hatfield close to countryside and many other amenities. CHAIN FREE.

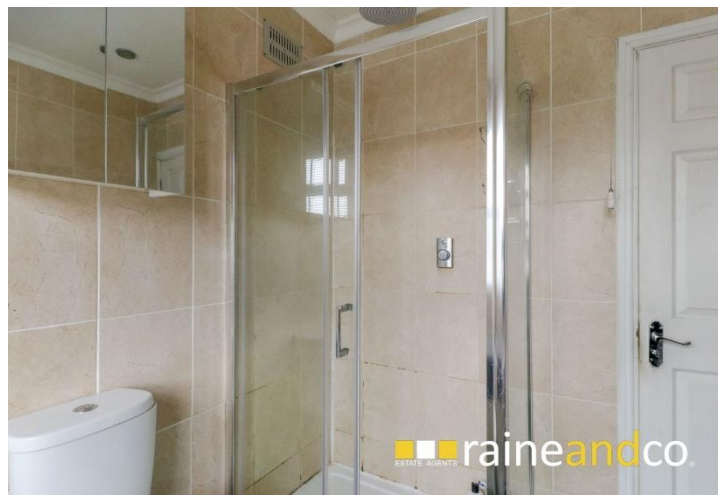
- Extended Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Bathroom with Shower Cubicle
- Home Office/Workshop
- Own Drive for Three Cars
- Approx. 69' Rear Garden





# Selwyn Crescent, Hatfield

**raineandco**  
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# Selwyn Crescent, Hatfield

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## Entrance Hall

Via a half frosted double glazed front door with frosted leaded light effect double glazed wing windows. Stairs to first floor with understairs storage cupboard. Laminate wood effect flooring. Built in cloaks cupboard. Doors to lounge, utility room and:

## Cloakroom

Low level W.C. Wash hand basin. Downlighters. Double radiator. Tiled floor. Frosted double glazed window to side.

## Lounge

Feature marble effect fireplace with cast iron effect insert and gas coal effect fire. Double radiator. Laminate wood effect flooring. Double glazed leaded light effect bay window to front. Open to:

## Dining Room

Single radiator. Two wall light points. Laminate wood effect flooring. Display cupboard with leaded light effect door. Glazed sliding door to:

## Kitchen / Breakfast room

Comprising a range of matching refitted w all and base units with work surfaces over, matching peninsular breakfast bar and built-in drainer. Inset one and a half bowl stainless steel sink unit with mixer tap. Built in five ring gas hob. Built in oven, microwave and dishwasher. Space for upright fridge/freezer. Downlighters. Double radiator. Tiled floor. Frosted double glazed door to side. Double glazed multi paned effect French doors to rear garden. Door to:

## Utility Room

Comprising a range of matching refitted w all and base units with work surfaces over with inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Plumbing for washing machine. Space and vent for tumble dryer. Downlighters. Double glazed multi paned effect window to side. Door to hallway.

## First Floor Landing

Enlarged hatch with ladder to loft housing combi boiler. Doors to:

## Bedroom One

Double radiator. Two wall light points. Double glazed multi paned effect bay window to front.

## Bedroom Two

Double radiator. Double glazed multi paned effect window to rear.

## Bedroom Three

Double radiator. Double glazed multi paned effect window to front.

## Bathroom

Refitted with a panel enclosed jacuzzi bath with mixer tap and hand shower attachment. Fully tiled and glazed double shower cubicle with power shower with rainwater head. Low level W.C. Vanity unit with inset wash hand basin with mixer tap and cupboard under. Tiled walls. Downlighters. Towel cupboard. Frosted double glazed multi paned effect window to rear.

## Front Garden

Mainly brick paved providing own drive for three vehicles. Wall to front and both sides. Exterior lighting.

## Rear Garden

Approx. 69' Paved patio area and laid to lawn with flower beds to borders. Range of mature shrubs and bushes. Exterior lighting. Cold water tap. Timber garden shed with light and power. Summerhouse with light and power.

## Home Office / Workshop

Originally the garage and requires some finishing. Accessed via a multi paned effect double glazed door. Laminate wood effect flooring. Double glazed multi paned effect window to side. Doorway to:

## Shower Room

Requires finishing. Plumbing and drainage installed for shower. Macerator unit installed for low level W.C. Tiled walls. Downlighters.

## Further Details

The property is Freehold  
Council Tax Band - Band E

**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.**