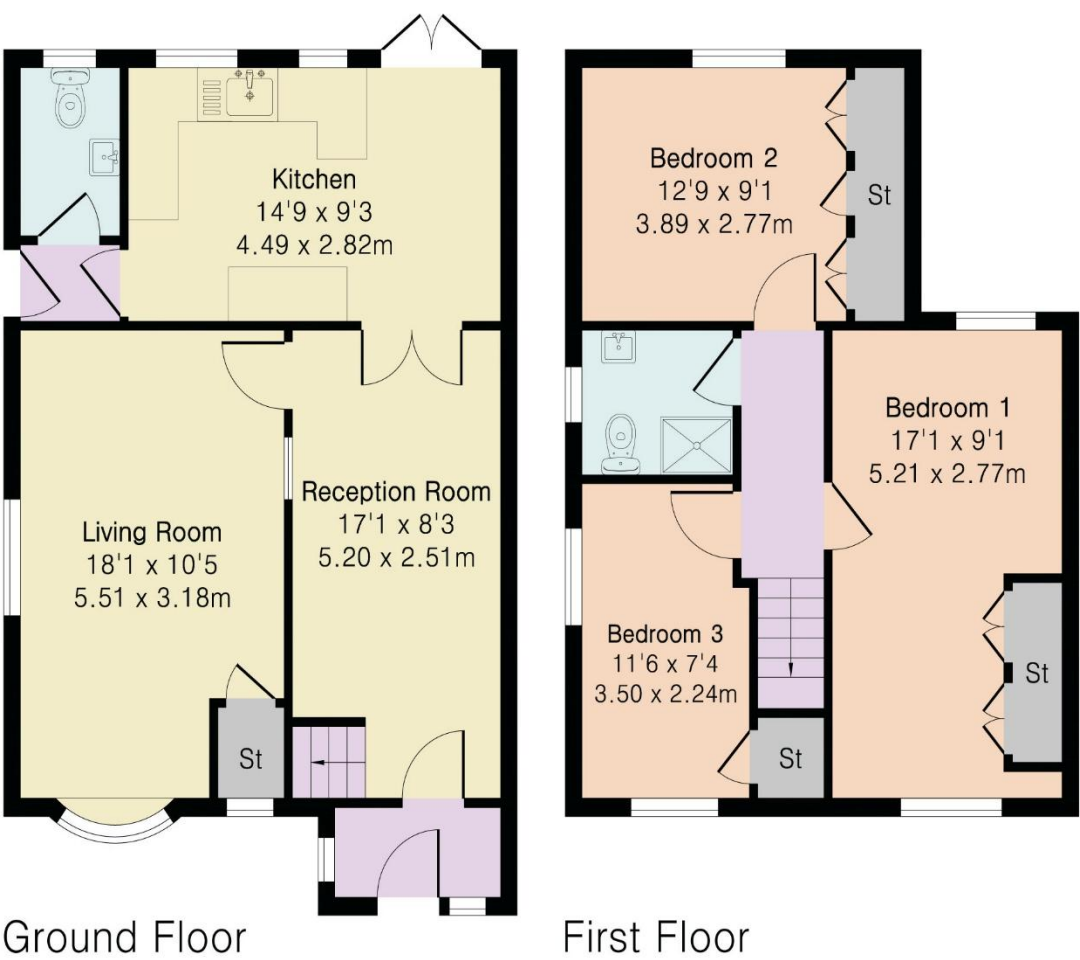


Approximate Gross Internal Area 957 sq ft - 89 sq m

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 447 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Crawford Road, Hatfield Freehold
Guide Price £500,000



A well presented three bedroom semi detached home on Crawford Road, Hatfield. Featuring two reception rooms, integrated kitchen, approx 100ft rear garden and a three car driveway, ideal for families and commuters.

- Three Bedroom Semi Detached Home
- Approximately 100ft Rear Garden
- Driveway Providing Off Street Parking For Three Vehicles
- Kitchen With Integrated Appliances
- Two Well Proportioned Reception/Living Rooms
- Side Access To The Property
- First-Floor Family Bathroom
- New Boiler
- Ground Floor WC
- Conveniently Located Close To Local Amenities And Transport Links





Ground Floor

Entrance Porch

A welcoming entrance area providing a practical buffer from outdoors, practical storage and access into the main living accommodation.

Reception Room

A comfortable front facing reception room, ideal as a formal lounge or snug. With doors leading through to the second reception room and double door leading to the kitchen, Gas radiator and stairs leading to first floor.

Living Room

A spacious living room offering excellent flexibility. Featuring a large bay window to the front aspect as well as a window to the side aspect allowing for plenty of natural light. With understairs storage and a gas radiator.

Kitchen

Fitted with integrated washer, dryer, fridge and freezer. Induction hob and fitted oven and grill with tiled splash backs. Two windows facing the rear aspect and a door leading to the garden. There is also a small corridor allowing room for a downstairs WC and a door leading to the side access. Also includes a new boiler.

Downstairs WC

Comprising WC and vanity unit with integrated sink, conveniently located on the ground floor. With window to rear aspect.

First floor

Landing

Hallway with gas radiator and doors leading to the following:

Bedroom One

A generously sized double bedroom with windows to both front and rear aspects and a gas radiator.

Bedroom Two

Another well proportioned double bedroom. With window to rear aspect and fitted wardrobes. Gas radiator.

Bedroom Three

A versatile third bedroom, ideal as guest room or home office. With gas radiator and windows to front aspect also containing loft access.

Family Bathroom

Good sized family bathroom comprising of a large shower, WC and a vanity sink unit. With a heated towel rail and a window to side aspect.

Garden

Large 100ft approximate garden with patio at the top and bottom containing two sheds and a summer house with electric for ample storage.

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.