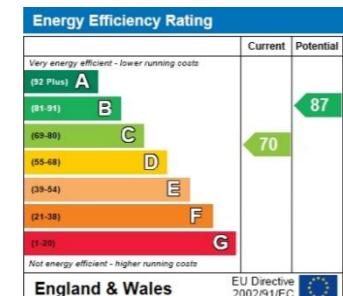


## Chelwood Avenue, Hatfield



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.

## Chelwood Avenue, Hatfield Freehold Guide Price £410,000



Chain free three bedroom end of terrace home on Chelwood Avenue with a two car driveway, solar panels and an approximate 100ft rear garden. Includes a double garage with private rear access and huge potential for extension (STPP). Ideal for families or investors.

- Three Bedroom End Of Terrace Home
- Offered Chain Free
- Significant Extension Potential (STPP)
- Approximate 100ft Rear Garden
- Double Garage With Access To Private Rear Road
- Driveway To The Front
- Solar Panels Installed
- Dual Aspect Living Room
- Utility Room And Ground Floor WC
- Gas Central Heating And Half Boarded Loft





## Ground Floor

### Entrance Hall

Front door opening into a welcoming entrance hall with stairs rising to the first floor. There are two useful under stairs storage cupboards providing practical space for coats, shoes and household items. Gas radiator, double glazed window to the front aspect allowing natural light, and doors leading to the living room and kitchen.

### Living Room

A bright dual aspect reception room with double glazed window to the front and double glazed window to the rear, allowing for excellent natural light throughout the day. The room is well proportioned and easily accommodates both seating and additional furniture. Feature gas fireplace providing a focal point to the room, gas radiator and sliding glass doors opening into the conservatory, creating an extended living space when required.

### Greenhouse/Conservatory

Single glazed conservatory overlooking the rear garden with sliding glass door providing direct access outside. This space offers flexibility as a garden room, dining area or additional sitting room, with pleasant views across the substantial rear garden.

### Kitchen

Fitted with a range of base and eye level storage units complemented by laminate worktops and tiled splashbacks. Stainless steel sink with drainer positioned beneath a double glazed window overlooking the rear garden. Integrated electric oven with gas hob and built in extractor fan above. Large pantry cupboard providing excellent additional storage. Gas radiator and door leading through to the utility room. The layout offers scope for modernisation if desired while remaining functional as it stands.

### Utility Room

A practical addition to the ground floor providing further storage via a large cupboard and space for a washing machine. Double glazed window to the side aspect and door providing convenient side access to the property. Door to the downstairs WC. This area enhances the overall functionality of the home, particularly for family living.

### Downstairs WC

Fitted with WC and double glazed window to the side aspect. A useful ground floor convenience.

### First Floor

Double glazed window to the front aspect bringing natural light into the landing area. Access to the loft which is half boarded and offers additional storage potential. Airing cupboard housing the hot water system and providing linen storage. Doors leading to all bedrooms and the family bathroom.

### Bedroom One

Well proportioned double bedroom with double glazed window to the rear aspect overlooking the garden. Gas radiator and large built in storage cupboard offering excellent wardrobe space. A comfortable principal bedroom with pleasant rear outlook.

### Bedroom Two

Another good size double bedroom with double glazed window to the rear aspect and gas radiator. Built in storage cupboard providing practical wardrobe or storage space. Ideal as a second double bedroom or spacious guest room.

### Bedroom Three

Single bedroom with double glazed window to the front aspect and gas radiator. Suitable as a child's bedroom, home office or study depending on requirements.

### Family Bathroom

Fitted with a large bath, vanity sink unit and WC. Gas radiator and double glazed window to the front aspect allowing natural ventilation and light. The room offers scope for updating while remaining fully functional.

### Garden

To the front, a driveway provides off street parking.

The rear garden extends to approximately 100ft, creating a significant outdoor space with excellent potential for landscaping, entertaining or future extension (STPP). The garden leads to a double garage and benefits from access onto a private rear road, offering practicality and long term flexibility.

### 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.