

Asking price of £415,000 Freehold

Crawford Road, Hatfield, AL10 0PF



- **Three Bed Semi Detached House**
- **Popular Family Area of Birchwood**
- **Off Street Parking**
- **Large Garden Workshop / Summer House**
- **Southerly Aspect Rear Garden**

BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE located in the popular family area of Birchwood and within walking distance to local amenities including local shops, Hatfield Business Park and The Galleria Shopping Centre. Comprising open plan living room, dining room and kitchen, three first floor bedrooms and family shower room. Other features include gas central heating to radiators, off street parking, large garden workshop / summer house, under floor heating in kitchen and porch and feature open fireplace.

VIEWING IS HIGHLY RECOMMENDED. PERFECT FOR FAMILIES.

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Entrance

Via frosted glazed front door leading into entrance porch.

Entrance Hall

Stairs to first floor. Door to living area.

Living / Dining Room

Feature open fireplace. Single radiator. Double glazed patio door to garden. Television and telephone points. Multiple plug points.

Kitchen

Comprising a range of matching fitted wall and base units with work surfaces. Stainless steel sink unit with mixer tap. Gas range cooker. Built in concealed dish washer and fridge. Concealed wall mounted boiler. Under floor heating. Windows to front.

First Floor Landing

Access to loft. Doors to all bedrooms and bathroom.

Bedroom One

Dual aspect with windows to front and rear. Single radiator. Television points. Multiple plug points. Fitted wardrobes.

Bedroom Two

Single radiator. Multiple plug points. Window to rear.

Bedroom Three

Built in storage cupboard. Single radiator. Multiple plug points. Window to front.

Shower Room

Fully tiled shower alcove with shower tray, power shower and curtain. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard under. Extractor fan. Tiled walls and flooring. Heated towel rail. Frosted window to side.

Driveway

Paved driveway with off street parking for two cars. Side access to garden.

Rear Garden

Southerly aspect family garden. Picket fenced enclosed lawn. Flower beds to borders. Exterior lighting. Electric remote controlled awning. Paved patio seating area.

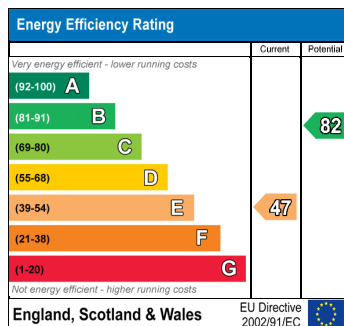
Workshop / Summer House

16'7" x 12'3" (5.05m x 3.73m)

Tiled roof with loft storage which is accessed externally. Part frosted double doors. Light and power. Electric heating.

Utility Room

Situated to the rear of the workshop / summer house with light and power and plumbing for washing machine.



Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

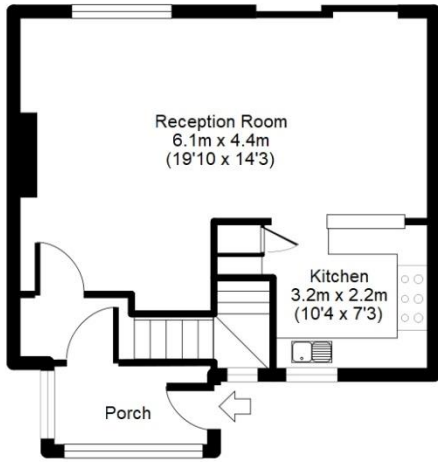


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

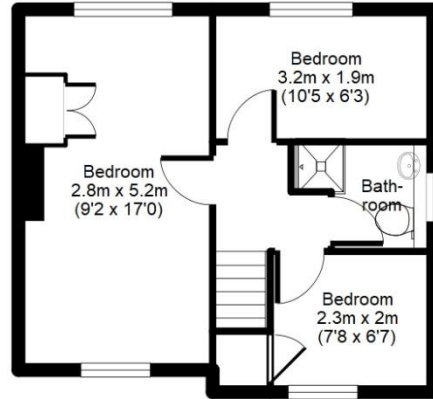
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APPROX GROSS INTERNAL FLOOR AREA: 714 sq. ft / 66 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale