

Asking price of £595,000 Freehold

Cecil Crescent, Hatfield, AL10 0HG



- **Detached House**
- **Close to TRAIN STATION**
- **Four Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen / Breakfast Room**
- **Ground Floor Cloaks / Shower**
- **Family Bathroom**

Modern detached house situated on the edge of the Birchwood area, close to HATFIELD TRAIN STATION, Old Hatfield, local shops and schools. The property has been improved by the current owner with majority wood effect flooring, down lighters and replacement internal doors and double glazing. The accommodation comprises of porch, entrance hall, spacious dining room, lounge, ground floor cloaks / shower room, kitchen / breakfast room with built in hob, oven and dishwasher, first floor landing, four bedrooms and family bathroom with mixer shower. Exterior features include front garden with off street parking for three cars, integral garage / utility room and rear garden. Other features include double glazed doors and windows, uPVC fascia's and gas central heating to radiators.

www.raineandco.com



Cecil Crescent, Hatfield, AL10 0HG

Porch

Via frosted double glazed front door with matching side window. Exposed brick wall. Tiled floor. Frosted glazed door and window to:

Entrance Hall

Tiled floor. Double radiator. Single storage cupboard. Double cloaks cupboard. Door to:

Dining Room

Two double radiator. Wood effect flooring. Stairs to first floor. Skylight, Dual aspect with double glazed windows to side and front. Opening to inner hallway. Part glazed door to:

Lounge

Double radiator. Wood effect flooring. Down lighters. Double glazed window to rear. Double glazed patio door to rear garden.

Inner Hallway

Panelled effect doors to kitchen / breakfast room and:

Ground Floor Cloaks / Shower Room

Comprising a fully tiled shower cubicle with glazed screen, door and twin head power shower unit. Low level W.C. Pedestal wash hand basin with mixer tap. Tiled walls. Down lighters. Extractor fan. Tiled floor. Heated chrome effect towel rail.

Kitchen / Breakfast Room

Comprising a range of refitted wall and base units, some with glazed fronts and work surfaces over with inset single bowl single drainer sink unit with mixer tap. Part tiled walls. Built in five ring gas hob with overhead stainless steel extractor fan and oven under. Built in concealed dishwasher. Space for upright fridge / freezer. Upright radiator. Tiled floor. Skylight over the breakfast area. Wood effect flooring. Personal door to garage / utility room. Double glazed window to rear. Double glazed door to rear garden.

First Floor Landing

Down lighters. Access to loft via ladder with light. Panelled effect doors to:

Bedroom One

Double radiator. Wood effect flooring. Double glazed window to rear.

Bedroom Two

Double radiator. Wood effect flooring. Double glazed window to front.

Bedroom Three

Double radiator. Wood effect flooring. Double glazed window to front.

Bedroom Four

Double radiator. Wood effect flooring. Double glazed window to rear.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin with mixer tap. Single radiator. Wood effect flooring. Airing cupboard. High level wall cupboards. Frosted double glazed window to side.

Front Garden

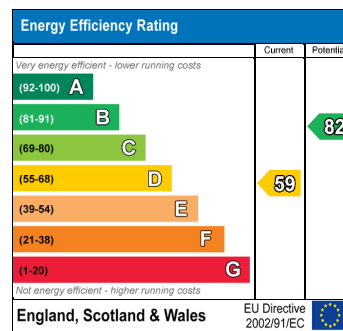
Mature bushes to front and one side, low level wall to the remaining side. Mainly paved providing off street parking for three cars and access to:

Garage / Utility Room

Metal up and over door. Light and power. Base unit with inset single bowl single drainer sink unit with mixer tap. Space for tumble dryer. Plumbing for washing machine. Wall mounted boiler. Personal door to kitchen / breakfast room.

Rear Garden

Paved patio area and laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Cold water tap. Exterior light.



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.



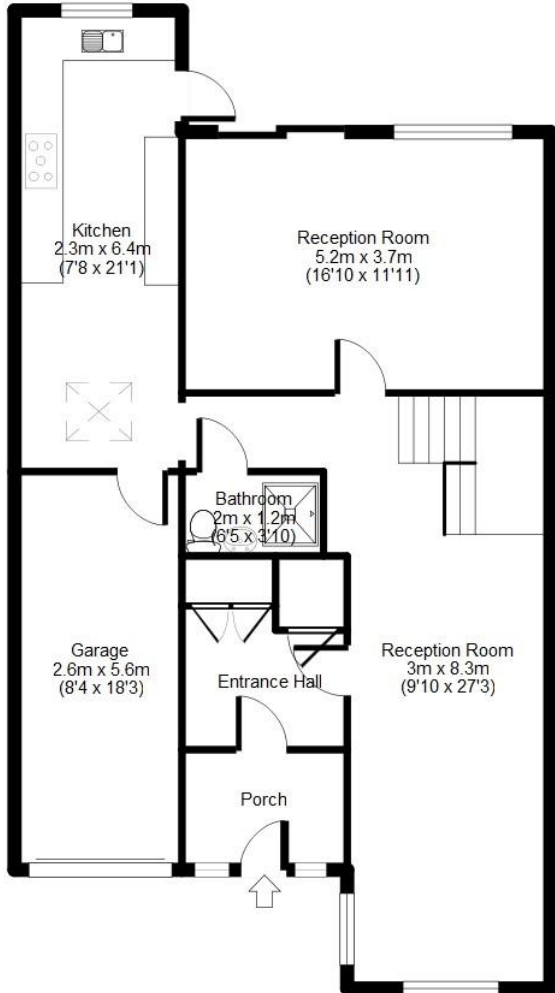
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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.

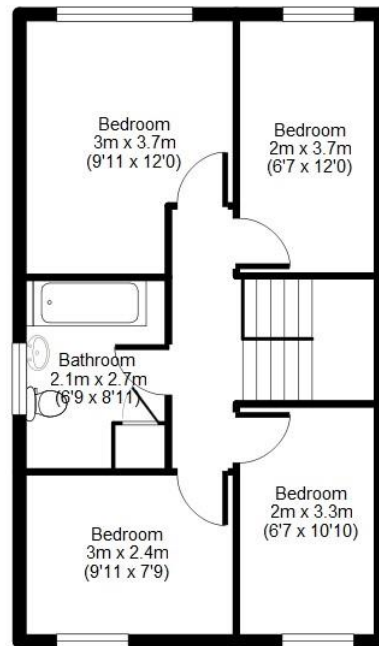
From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

Cecil Crescent, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1401 sq. ft / 130 sq. m inc Garage



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale