



53 Heathcote Avenue, Hatfield, Hertfordshire AL10 0RQ

Guide Price £424,995 - Freehold

### Property Summary

Wrights are delighted to offer a fantastic opportunity to purchase this extended Two Double Bedroom, Mid-Terraced family home with Driveway Parking to the front and Garage Parking to the rear in the desirable road of Heathcote Avenue in Birchwood.

The ground floor consists of a well-proportioned lounge located at the front of the property, a kitchen/diner to the rear and ground floor cloakroom.

The Extended Kitchen/Diner is finished to a high standard with matching base, wall units, island plus ample space for a dining table. Bi-fold doors combine the dining area to the garden and open onto a large decked area.

The first-floor accommodation comprises of two spacious double bedrooms and bathroom. The family bathroom is a three-piece suite comprising of a bath with shower over, hand wash basin and w/c.

The garden features a decked area adjacent to the property and an area laid to lawn with fenced boundaries. To the rear of the garden is a garage and additional parking space which can be accessed via a slip road to the rear. To the front of the property, you receive off street parking by way of a block paved driveway.

Viewing comes Highly Recommended as the property has undergone extensive changes under the current ownership and has been finished to a high standard throughout.

### Features

- EXTENDED MID TERRACE FAMILY HOME
- POPULAR BIRCHWOOD LOCATION
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LARGE KITCHEN & DINING AREA
- GROUND FLOOR W/C
- DRIVEWAY PARKING TO FRONT
- GARAGE PARKING TO REAR
- WINDOWS & DOORS REPLACED 2021
- BOILER INSTALLED 2021



## GROUND FLOOR

0.84m x 1.70m (2' 9" x 5' 7") Accessed via a part glazed door with gas radiator, laminate flooring and providing access to the ground floor accommodation and stairs to the first floor.

3.42m x 3.83m (11' 3" x 12' 7") A versatile space benefitting from plenty of natural light via a large bay window to the front aspect. Laminate flooring, gas radiator and doorway leading to;

3.86m x 6.21m (12' 8" x 20' 4") Extended Kitchen/Diner finished to a high standard with matching base, wall units, island and space for a large dining table. Fitted items include an electric oven, hob, dishwasher and fridge freezer. Bi-fold doors , combine the dining area to the garden and open onto a large decked area. Additionally there are two large storage cupboards and skylights ensuring plenty of natural light.

0.83m x 1.48m (2' 9" x 4' 10") Partially tiled ground floor W/C with hand wash basin.

## FIRST FLOOR

0.96m x 1.90m (3' 2" x 6' 3") Carpet flooring and doors leading to;

2.94m x 4.40m (9' 8" x 14' 5") Large double bedroom with UPVC double glazed window to the front aspect, laminate flooring, gas radiator and storage cupboard..

2.59m x 3.63m (8' 6" x 11' 11") Double bedroom with carpet flooring, gas radiator and double glazed window to the rear aspect.

1.65m x 2.07m (5' 5" x 6' 9") Partially tiled bathroom comprising of a side panelled bath with shower over, vanity hand wash basin and enclosed W/C. Tiled flooring with radiator and frosted window to the rear aspect.



Block paved driveway to the front of the property that can accommodate one to two vehicles.

Garage located to the rear of the garden with additional parking space to the rear.

Large decked area adjacent to the property, mainly laid to lawn with fenced boundaries and gated access to the garage & parking space located to the rear.

## ADDITIONAL INFORMATION

Council Tax Band - C

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.

