



Birchwood Avenue

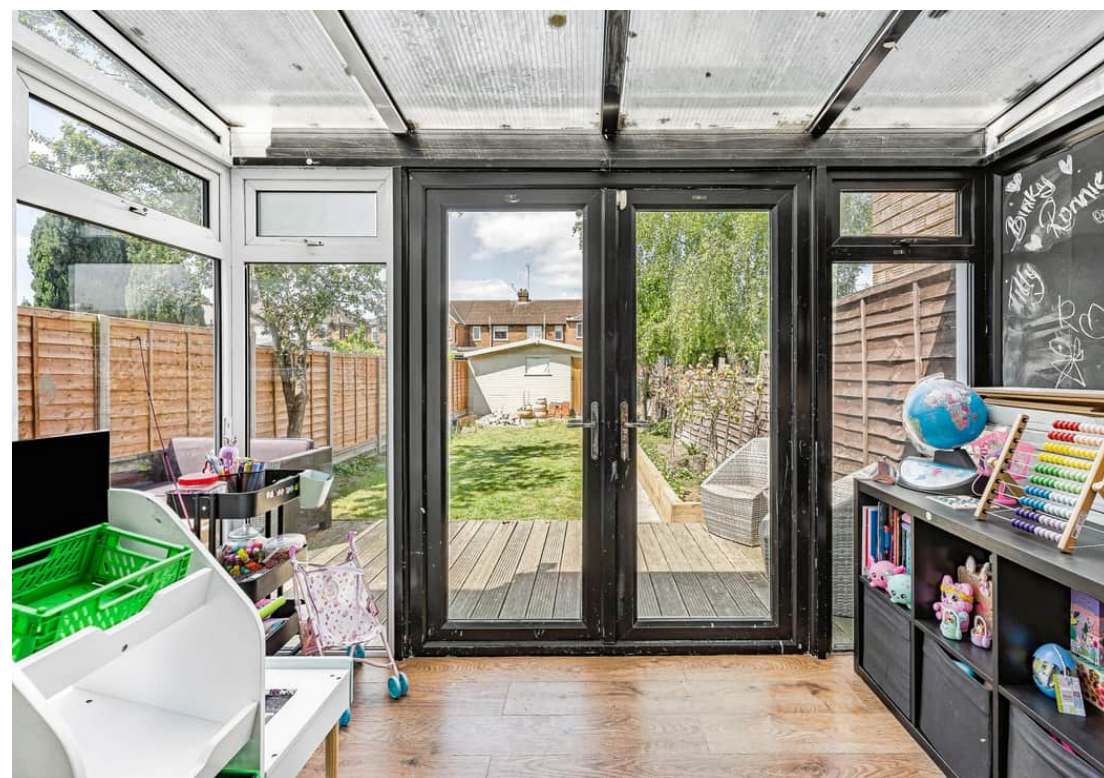
Hatfield,
Hertfordshire, AL10 0PR
£480,000

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Spacious three Bedroom Family terraced Home in sought after Birchwood with large rear garden and double garage. Situated in the heart of Birchwood, is this beautifully proportioned family home which is ideal for growing families looking to settle in a friendly and well connected neighbourhood. The property features a bright and welcoming lounge, along with a large kitchen/diner, perfect for everyday family life and entertaining alike, with doors leading to the conservatory. Upstairs, you will find three comfortable bedrooms and a family bathroom/WC, offering a practical and homely layout. To the rear, enjoy a generous lawned garden with a patio, which is a great space for entertaining and the children to play out or for relaxing on sunny days. A double garage to the rear of the property provides secure storage and or off-street parking. Located within easy reach of highly regarded local schools and nearby amenities, this home is perfectly placed for convenient, family focused living.

- 3 Bedroom Terraced House
- Spacious Lounge
- Large Kitchen/Diner
- Ideal for Well-Regarded Schools
- Modern Family Bathroom/WC
- Enclosed Rear Garden
- Double Garage to the Rear
- Conservatory with French Doors to Garden



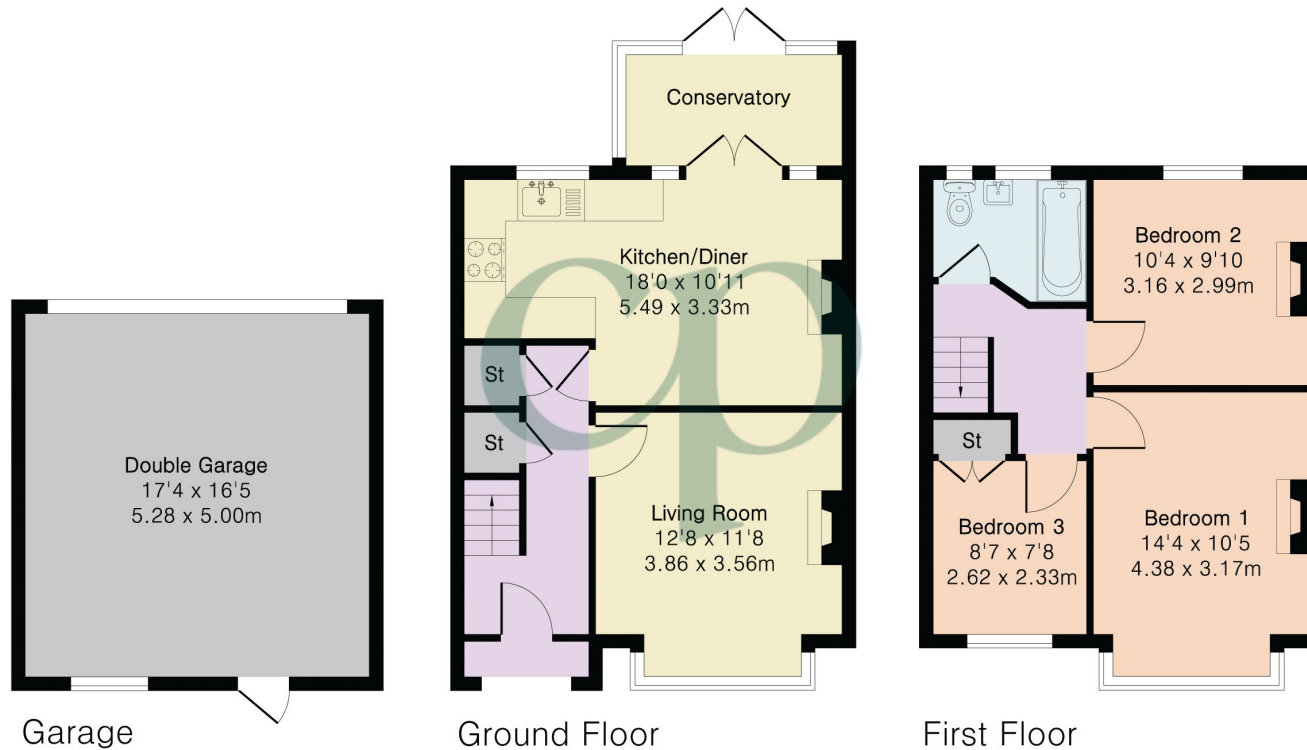


Approximate Gross Internal Area 1167 sq ft - 109 sq m

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 404 sq ft – 38 sq m

Garage Area 284 sq ft – 26 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		74
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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