



WRIGHTS



26 Shallcross Crescent, Hatfield, Hertfordshire AL10 9QH

Guide Price £299,995 - Freehold

Property Summary

\*\*\*CHAIN FREE\*\*\*NEW ROOF INSTALLED 2025\*\*\*DRIVEWAY PARKING\*\*\* Wrights are delighted to offer to market this Three bedroom, Mid Terraced family home benefitting from driveway parking, dual aspect lounge, three well proportioned bedroom, spacious garden located to the rear and a New Roof that was installed in 2025. Viewing comes Highly Recommended.

The ground floor comprises of a welcoming entrance hallway, dual aspect living room with feature fireplace, kitchen and separate utility area while the first floor offers three well proportioned bedrooms all benefitting from built in cupboard space, family bathroom and separate W/C.

Externally, the property has a block paved driveway to the front providing private parking for one vehicle and a spacious garden to the rear.

The property is ideally located in South Hatfield, close to local amenities, bus routes and within easy access of the A1(M). This property would be an ideal First Time Purchase and offers well proportioned living space throughout.

Features

- CHAIN FREE
- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- BLOCK PAVED DRIVEWAY
- NEW ROOF IN 2025
- DUAL ASPECT LOUNGE
- GAS CENTRAL HEATING
- PRIVATE GARDEN TO REAR
- CLOSE TO LOCAL AMENITIES
- EXCELLENT ROAD LINKS (A1M), M25

## Room Descriptions

# GROUND FLOOR

### ENTRANCE HALLWAY

1.60m x 1.90m (5' 3" x 6' 3") Accessed via a part glazed door, carpet flooring, gas radiator, stairs to the first floor and doors leading to the ground floor accommodation.

### LOUNGE

3.37m x 5.64m (11' 1" x 18' 6") Dual aspect living space with double glazed window to the front and sliding doors to the rear. Carpet flooring, gas radiator and feature electric fireplace.

### KITCHEN

2.39m x 2.97m (7' 10" x 9' 9") Matching base and wall units, space and fittings for appliances. Vinyl flooring with double glazed window and door overlooking the garden.

### UTILITY ROOM

1.31m x 3.23m (4' 4" x 10' 7") Wall units providing additional storage and space for additional appliances. Vinyl flooring and double glazed window to the front aspect.

# FIRST FLOOR

### LANDING

0.99m x 2.73m (3' 3" x 8' 11") Carpet flooring, providing access to;

### BEDROOM ONE

3.14m x 3.37m (10' 4" x 11' 1") A well proportioned double bedroom with additional built in cupboard. Carpet flooring, gas radiator and double glazed window to the front aspect.

### BEDROOM TWO

2.07m x 3.67m (6' 9" x 12' 0") Single bedroom with built in cupboard, carpet flooring, gas radiator and double glazed window to the front aspect.

### BEDROOM THREE

2.41m x 2.41m (7' 11" x 7' 11") Single bedroom benefitting from built in cupboard space, carpet flooring, gas radiator and double glazed window to the rear aspect.

### BATHROOM

1.16m x 1.84m (3' 10" x 6' 0") Partially tiled walls with vinyl flooring, comprises of a side panelled bath with electric shower over and a hand wash basin.

### SEPARATE W/C

0.90m x 1.64m (2' 11" x 5' 5") W/C with frosted double glazed window and vinyl flooring.

# EXTERIOR

### DRIVEWAY PARKING

Block paved driveway to the front of the property providing parking for one vehicle.

### GARDEN

Patio area adjacent to the property, steps leading up up to area laid to lawn with fenced boundaries.

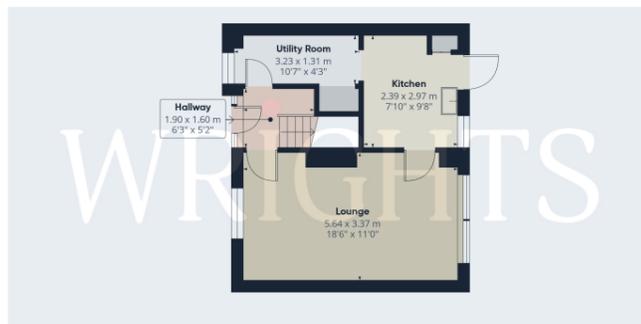
# ADDITIONAL INFORMATION

## Property Details

Council Tax Band - C

Energy Performance Certificate -Band D

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.



Floor 0



Floor 1

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Approximate total area<sup>1)</sup>  
68.1 m<sup>2</sup>  
732 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS IMMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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