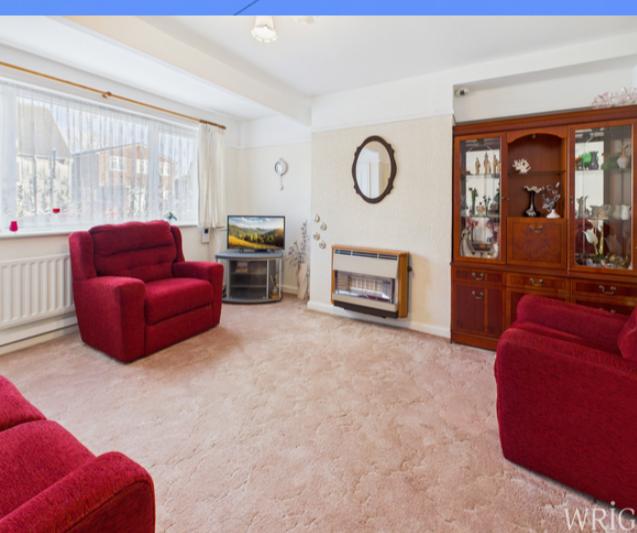


WRIGHTS



38 Cecil Crescent, Hatfield, Hertfordshire AL10 0HG

Guide Price £400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market new for 2026 this CHAIN FREE TWO BEDROOM FAMILY HOME WITH OFF STREET PARKING CLOSE TO AMENITIES. The property benefits from a separate lounge, extended kitchen area, separate WC's and family bathroom with a good sized rear garden. The property is situated close to local amenities and is walking distance to rail network servicing London's Kings Cross Station. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- EXTENDED MID TERRACE FAMILY HOME
- TWO BEDROOM
- KITCHEN/DINER
- SEPARATE LOUNGE
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 0.4 MILES FROM STATION
- CLOSE TO AMENITIES

Room Descriptions

GROUND FLOOR ACCOMMODATION

Lobby

Via part double glazed entrance door, fitted radiator, stairs to first floor landing, door off to:

Lounge

10' 8" x 14' 10" (3.25m x 4.52m) Front aspect double glazed window, wall mounted gas fire, fitted radiator, picture rail, walk in understairs cupboard, door leading to

Kitchen/Diner

8' 1" x 15' 3" (2.46m x 4.65m) Rear aspect double glazed multi pane window. Range of matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps over. Space for appliances, complementary tiling to splashbacks, fitted radiator, door to:

Inner Lobby

Part double glazed door to rear garden, doors leading off to:

Ground Floor W/C

Side aspect double glazed window, low level WC, fitted radiator.

Family Bathroom

Side aspect double glazed frosted glass window. Panel enclosed bath with hand held shower attachment over, wash hand basin, fitted radiator, fully tiled walls.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access, door to large walk in storage cupboard with shelving and lighting. Doors leading off to:

Bedroom One

11' 10" x 14' 11" (3.61m x 4.55m) Front aspect double glazed window, fitted radiator, built in wardrobe, walk in cupboard.

Bedroom Two

6' 11" x 12' 1" (2.11m x 3.68m) Rear aspect double glazed window, fitted radiator, airing cupboard.

Separate W/C

Low level W/C, wash hand basin with vanity unit below, extractor fan, complementary tiling to splashbacks.

EXTERNAL

Rear Garden

Patio areas with flower borders and insets gated side access, outside tap, hardstanding for garden shed and greenhouse.

Front Garden

Driveway providing off street parking.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: Band C

EPC Rating: Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC