



31 Chelwood Avenue, Birchwood, Hertfordshire AL10 0RF

Offer in Excess of £425,000 - Freehold

Property Summary

Wrights are delighted to welcome to the market this spacious three-bedroom, two reception mid terraced family home with driveway to the front and garage parking at the rear. and has undergone cosmetic changes by current owner including new boiler and double glazing. We highly recommend an internal inspection to appreciate this lovely family home.

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

- POPULAR AREA OF BIRCHWOOD
- THREE BED FAMILY HOME
- TWO RECEPTION ROOMS
- DRIVEWAY FOR 2 CARS
- GROUND FLOOR W/C
- UTILITY ROOM
- GARAGE TO REAR OF GARDEN
- CLOSE TO A NUMBER OF GOOD SCHOOLS
- WALKING DISTANCE OT TRAIN STATION
- NEW DOUBLE GLAZING

Room Descriptions

GROUND FLOOR

HALLWAY

1.83m x 1.98m (6' 0" x 6' 6") Stairs to first floor landing, fitted radiator, Laminate wood flooring, doors leading off to:

LIVING ROOM

3.68m x 3.96m (12' 1" x 13' 0") Front aspect double glazed window, Feature fireplace and surround, laminate wood flooring, door to:

DINING ROOM

2.55m x 3.02m (8' 4" x 9' 11") Rear aspect double glazed window, Laminate wood flooring, fitted radiator, door to:

KITCHEN

2.28m x 3.03m (7' 6" x 9' 11") Rear aspect double glazed window, range of matching wall and base units with worktops over incorporating stainless steel sink unit with mixer taps. Integrated oven and hob, space for appliances, complementary tiling to splashbacks. New wall mounted "Worcester" combi boiler, Door to:

UTILITY AREA

2.31m x 4.73m (7' 7" x 15' 6") New double glazed door with matching sidelight window to rear. Wood effect flooring, fitted radiator, cupboard, glazed door leading to hallway, door to:

W/C

Rear aspect frosted glass window. Low flush WC, wash hand basin, complementary tiling to splashbacks.

FIRST FLOOR

LANDING

1.24m x 1.76m (4' 1" x 5' 9") Via stairs from ground floor, laminate wood flooring, access to loft space, doors leading off to:

BEDROOM ONE

3.67m x 3.94m (12' 0" x 12' 11") Front aspect double glazed window, fitted radiator, fitted wardrobes.

BEDROOM TWO

3.04m x 3.07m (10' 0" x 10' 1") Rear aspect double glazed window overlooking garden, fitted radiator.

BEDROOM THREE

2.27m x 2.87m (7' 5" x 9' 5") Front aspect double glazed window, fitted radiator.

BATHROOM

3.50m x 1.71m (11' 6" x 5' 7") Rear aspect frosted double glazed windows. Panel enclosed bath, pedestal wash hand basin, dividing wall between bathroom and WC housing low flush WC. Complementary tiling to splashbacks.

EXTERIOR

DRIVEWAY

(parking for two cars) Attractive block paved driveway providing off street parking for two vehicles.

GARAGE

(located and access via the rear of the property) With secure up and over doors, and recently replaced new roof.

GARDEN

Attractive rear garden with patio and lawned area, shrubs and plants to borders, perimeter fencing, secure gated rear access.

ADDITIONAL INFORMATION

Council Tax Band - D

AGENTS NOTES

Marketing content used carried out in August 24

