



76 Crawford Road, Hatfield, Hertfordshire AL10 0PE

Guide Price £400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME and is offered CHAIN FREE and is situated in the sought after BIRCHWOOD AREA. The property comprises of two receptions ideal for entertaining and a fitted kitchen with ample storage and space for appliances. The first floor accommodation offers three bedrooms two of which are doubles and decent single, and a fitted bathroom. Externally there is off street parking via a driveway for two cars and a well stocked private rear garden. 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
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY FOR 2 CARS
- POPULAR BIRCHWOOD LOCATION
- POTENTIAL TO EXTEND (S.T.P.P)
- UPVC WINDOWS & DOORS REPLACED 2018



Room Descriptions

GROUND FLOOR

HALLWAY

1.18m x 1.30m (3' 10" x 4' 3") Carpet flooring with a cupboard for coats and shoes.

LIVING ROOM

2.77m x 4.37m (9' 1" x 14' 4") Carpet flooring, gas radiator, UPVC window to rear aspect. Providing access to the Dining Room and Kitchen.

DINING ROOM

3.17m x 3.16m (10' 5" x 10' 4") Carpet flooring, gas radiator, UPVC doors leading out to the garden.

KITCHEN

2.23m x 3.35m (7' 4" x 11' 0") Matching base and wall units providing ample storage and work surface space. There is space and fittings for a washing machine, dishwasher, fridge freezer and electric oven. UPVC window to front aspect and door to the side.

FIRST FLOOR

LANDING

Carpet flooring with doors leading to;

BEDROOM ONE

2.76m x 5.10m (9' 1" x 16' 9") Large dual aspect double bedroom with ample fitted wardrobes, carpet flooring, gas radiator and UPVC windows.

BEDROOM TWO

1.98m x 3.15m (6' 6" x 10' 4") Well proportioned bedroom located to the rear of the property with carpet flooring, gas radiator and UPVC window.

BEDROOM THREE

2.12m x 2.36m (6' 11" x 7' 9") Single bedroom with small built in cupboard, carpet flooring, radiator and UPVC window to front aspect.

BATHROOM

1.59m x 1.37m (5' 3" x 4' 6") Tiled bathroom comprising of a side panelled bath, pedestal hand wash basin and W/C.

EXTERIOR

DRIVEWAY

Private parking for two cars to the front of the property.

GARDEN

Patio area adjacent to the property, mainly laid to lawn with space for a large shed and greenhouse to the rear.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

UPVC Windows & Doors replaced - 2018

Boiler Installed - 2015

Gas Safety Certificate - Valid Until August 2024

5yr Electrical Safety Certificate (EICR) - Valid Until June 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC