



7 Selwyn Crescent, Hatfield, Hertfordshire AL10 9NL

Guide Price £625,000 - Freehold

Property Summary

Wrights of Hatfield are pleased to welcome to the market this well maintained and presented EXTENDED THREE BEDROOM TRADITIONAL FAMILY HOME situated in the sought after ELLENBROOK AREA. The property has been extended offering an additional reception room, utility room and downstairs cloakroom. Larger than average gardens and block paved driveway allowing for off street parking. 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

- SOUGHT AFTER ELLENBROOK LOCATION
- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GROUND FLOOR W/C
- DRIVEWAY PARKING
- EXTENDED TO REAR
- EXPOSED WOOD FLOORING
- LARGE REAR GARDEN
- REFITTED BATHROOM AND KITCHEN

Room Descriptions

GROUND FLOOR ACCOMODATION

Hallway

Via part double glazed leaded light door with matching sidelight windows, attractive tiled flooring, fitted radiator, dado rail, stairs to first floor, doors leading off to:

Living Room

12' 3" x 13' 5" (3.73m x 4.09m) Front aspect double glazed leaded light box bay window, fitted radiator, "Adams" Style fire surround with marble hearth and inset housing coal effect fire, exposed wood flooring, dado rail, additional fitted radiator.

Lounge

11' 1" x 11' 2" (3.38m x 3.40m) Open Plan from Living Room comprising of exposed wood flooring, Dado rail, fitted radiator

Kitchen

6' 11" x 13' 10" (2.11m x 4.22m) Rear aspect double glazed leaded light window. Range of wall and base units with worktops over incorporating "Butler" sink unit with Victorian style mixer taps, integrated dishwasher, space for appliances, complementary tiling to splashbacks, tiled wood effect flooring, open aspects to:

Utility Area

4' 11" x 8' 9" (1.50m x 2.67m) Double glazed leaded light door to rear with matching sidelight window. Space for appliances, wall mounted gas boiler, wood effect tiled flooring, skylight window, door to:

Downstairs Cloakroom

3' 8" x 5' 0" (1.12m x 1.52m) Wash hand basin with vanity unit below, low flush WC, fully tiled walls and flooring, extractor fan.

Second Reception

9' 6" x 10' 2" (2.90m x 3.10m) Double glazed leaded light French doors with matching leaded light windows. Fitted radiator, tiled wood effect flooring.

FIRST FLOOR ACCOMODATION

First floor landing.

Side aspect double glazed leaded light frosted glass window. doors leading off to:

Bedroom One

10' 7" x 13' 4" (3.23m x 4.06m) Front aspect double glazed leaded light window. Range of matching bedroom furniture including up and over box cupboards, chest of drawers with fitted wardrobes with sliding mirror fronted doors to flank wall. Exposed wood flooring, fitted radiator.

Bedroom Two

10' 10" x 11' 3" (3.30m x 3.43m) Rear aspect double glazed leaded light window, fitted wardrobes to flank wall, exposed wood flooring, fitted radiator.

Bedroom Three

7' 2" x 7' 6" (2.18m x 2.29m) Front aspect double glazed leaded light window. Fitted radiator.

Bathroom

7' 1" x 7' 10" (2.16m x 2.39m) Rear aspect double glazed leaded light frosted glass window and side aspect frosted glass double glazed window. Three piece bathroom suite comprising of a panel enclosed bath with independent power shower over, wash hand basin with vanity unit below, low flush WC, fully tiled walls and floor, loft access, fitted radiator.

EXTERIOR

Rear Garden

Patio area with additional, raised patio with pond and water feature, Brick built storage shed, block paved hardstanding to the rear of garden for additional shed, lawned area with mature shrubs and trees. Power point and outside tap, access to front with additional storage area. Perimeter fencing.

Front garden

Dwarf brick wall surround with dropped kerb and block paved driveway allowing for ample off street parking.

AGENTS NOTES

Council Tax Band E

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.



WRIGHTS

Approximate total area**
96.06 m²
1033.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(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	