



WRIGHTS



70 Crawford Road, HATFIELD, Hertfordshire AL10 0PE

£480,000 - Freehold

Property Summary

Wrights are delighted to offer CHAIN FREE, a Three Bedroom, Two Reception, Semi Detached Family Home benefitting from a Double Storey Extension to the Rear and Driveway Parking to the front. The property is ideally located in the popular area of Birchwood and we highly recommend an internal viewing at your earliest convenience. The accommodation offers fantastic living space throughout via two well proportioned living rooms and a large fitted kitchen on the ground floor, a large dual aspect master bedroom plus two additional bedrooms and a family bathroom on the first floor. Externally, the property provides off street parking via a block paved driveway to the front and a spacious private garden to the rear.

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
- THREE BEDROOM SEMI-DETACHED HOME
- DOUBLE STOREY REAR EXTENSION
- DUAL ASPECT MASTER BEDROOM
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING FOR 2 CARS
- FITTED KITCHEN
- POPULAR AREA OF BIRCHWOOD
- 1 MILE TO HATFIELD RAILWAY STATION
- CLOSE TO LOCAL AMENITIES

Room Descriptions

GROUND FLOOR ACCOMMODATION

PORCH

Double glazed windows with matching door, laminate wood flooring, door to

LOBBY

Stairs to first floor landing, fitted radiator, multi paned door to

LIVING ROOM

8' 10" x 13' 3" (2.69m x 4.04m) Attractive inset coal effect fire with Chimney Brest, laminate wood flooring, fitted radiator, open aspect to

DINING AREA

8' 11" x 17' 10" (2.72m x 5.44m) Rear aspect double glazed window, fitted radiator, laminate wood flooring, double glazed French doors leading to rear garden, open aspect to

KITCHEN

10' 6" x 18' 1" (3.20m x 5.51m) Front aspect double glazed windows. Range of matching wall and base units with worktops over, space for appliances, integrated dishwasher, Cooker canopy, complementary tiling to splashback areas, breakfast bar, understairs storage cupboard, wall mounted "Combi" boiler, fitted radiator, double glazed door to side.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, downlighters, doors leading of to

BEDROOM ONE

9' 1" x 16' 11" (2.77m x 5.16m) Dual aspect double glazed windows, laminate wood flooring, fitted radiator.

BEDROOM TWO

8' 10" x 9' 2" (2.69m x 2.79m) Rear aspect double glazed window. Laminate wood flooring, fitted radiator.

BEDROOM THREE

7' 8" x 11' 5" (2.34m x 3.48m) Front aspect double glazed window, laminate wood flooring, fitted radiator, built in cupboard.

FAMILY BATHROOM

Side aspect double glazed frosted glass window. Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment. Pedestal wash hand basin, low level WC, Heated towel rail, Fully tiled walls.

EXTERIOR

REAR GARDEN

Mainly laid to lawn with perimeter fencing and gated side access.

DRIVEWAY

Block paved offering off street parking for two vehicles.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: D

EPC Rating: 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(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	