



Cecil Crescent, Hatfield, Hertfordshire AL10 0HG

Guide Price £595,000 - Freehold

Property Summary

Wrights are delighted to present a well-proportioned Four-Bedroom, Two-Bathroom Semi-Detached Family Home with driveway to the front for multiple cars and a double storey extension and large South Westerly facing Garden to the rear. Ideally located close to Hatfield Train Station viewing is Highly Recommended.

The ground floor consists of an open concept living room with fireplace, dining area, and kitchen equipped with a range cooker and dishwasher – perfect for hosting guests or family time. This level also possesses an office/study, a utility room for day-to-day practicality alongside a conveniently situated W/C.

The first floor is diversified in its offerings, presenting four comfortably designed bedrooms three of which benefit from built in wardrobes ensuring space, privacy, and tranquillity. Two bathrooms on this floor, complete with showers and baths, provide ease and functionality.

The exterior of the property offers further benefits of a driveway that can accommodate multiple cars, a large South Westerly facing garden and a large garage/workshop kitted out with under-floor heating, lighting, and electrical points.

In sum, with its four bedrooms, three bathrooms, separate utility room, office space and workshop, this home provides ample space and a flexible layout useful for a variety of lifestyles occupying approximately 1,500 square feet of space the property offers comfortable living with a flexible layout useful for a variety of lifestyles.

Features

- FOUR BEDROOM SEMI DETACHED
- EN SUITE TO MASTER BEDROOM
- DOUBLE STOREY EXTENSION
- LARGE GARDEN TO REAR
- DRIVEWAY FOR MULTIPLE VEHICLES
- CLOSE TO HATFIELD STATION
- GARAGE / OFFICE / WORKSHOP TO REAR
- UTILITY ROOM & GROUND FLOOR W/C



Room Descriptions

GROUND FLOOR

HALLWAY

1.56m x 2.90m (5' 1" x 9' 6")

Accessed via the front door with hardwood flooring and providing access to the lounge, study and stairs to the first floor.

LOUNGE

3.31m x 4.49m (10' 10" x 14' 9")

Dual aspect living space with hardwood flooring, radiator, fireplace and UPVC window.

KITCHEN / DINING AREA

3.51m x 7.66m (11' 6" x 25' 2")

Rear aspect with underfloor heating and two UPVC French Doors leading out to the garden. A large space benefitting from plenty of natural light that can accommodate a dining table and can be configured in multiple layouts. Base units providing ample work surface space and plumbing/fittings for a dishwasher and gas range cooker with extractor fan over.

STUDY

3.20m x 3.63m (10' 6" x 11' 11")

Dual aspect space that is ideal for an office, study or games room. Hardwood flooring, UPVC windows and radiator.

UTILITY ROOM

2.05m x 3.06m (6' 9" x 10' 0")

Tiled flooring with space and fittings for a washing machine, tumble dryer and fridge freezer.

GROUND FLOOR W/C

1.48m x 2.05m (4' 10" x 6' 9")

W/C and hand wash basin.

FIRST FLOOR

LANDING

1.49m x 3.05m (4' 11" x 10' 0")

Via stairs from ground floor, with rear aspect double glazed window providing access to all bedrooms and family bathroom.

BEDROOM ONE

3.21m x 3.49m (10' 6" x 11' 5")

Well proportioned double bedroom with large built in wardrobes. Further benefitting from two UPVC windows, carpet and radiator.

EN-SUITE SHOWER ROOM

1.20m x 2.89m (3' 11" x 9' 6")

Fully tiled with large shower cubicle, hand wash basin and W/C and rear aspect UPVC window.

BEDROOM TWO

3.20m x 4.67m (10' 6" x 15' 4")

A large double bedroom with built in wardrobes, UPVC window to side aspect, carpets and radiator.

BEDROOM THREE

2.96m x 2.97m (9' 9" x 9' 9")

A double bedroom to front aspect, benefits from built in wardrobes, UPVC window, carpets and radiator.

BEDROOM FOUR

2.72m x 2.76m (8' 11" x 9' 1")

A spacious single, carpet flooring, UPVC window and radiator.

FAMILY BATHROOM

1.47m x 2.13m (4' 10" x 7' 0")

Partially tiled with radiator and UPVC window. Comprises of a side panelled bath, hand wash basin and W/C.

EXTERIOR

GARAGE / WORKSHOP

2.893m x 7.867m (9' 6" x 25' 10")

Fully insulated, under floor heating, lighting, multiple power points, loft space and CAT6 computer network connectivity to the house.

DRIVEWAY

Parking for 3 cars plus an electric side gate providing access down the side of the property.

GARDEN

Large South-West facing garden located to the rear. There is a large patio area adjacent to the property and is laid mainly to lawn.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC