



WRIGHTS



Chelwood Avenue, Hatfield, Hertfordshire AL10 0RD

Offers in Excess of £475,000 - Freehold

Property Summary

A rear opportunity to purchase this wonderful THREE BEDROOM SEMI DETACHED FAMILY HOME benefitting from large side gardens offering the scope to extend and improve making this a real home that can grow with you (subject to planning permission). This home also features two double bedrooms and a single plus first floor bathroom. To the ground floor there is a good size lounge, spacious kitchen/diner with sliding patio doors leading to the gardens with garage and drive. We highly recommend an internal inspection at your earliest convenience.

Hatfield is a Historical thriving University town within easy reach of surrounding towns such as St Albans, Welwyn Garden City, and Hertford, also with the A1(M) servicing London and the North. The town centre offers an array of shops, restaurants and has the Galleria shopping centre. Historical Hatfield House offers something for everyone and with rail links into London nearby.

Features

- THREE BEDROOM SEMI-DETACHED HOME
- WRAP AROUND CORNER PLOT GARDEN
- POPULAR BIRCHWOOD LOCATION
- GARAGE & DRIVEWAY
- POTENTIAL TO EXTEND (S.T.P.P)
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING

Room Descriptions

GROUND FLOOR ACCOMMODATION

Entrance Hall

Via part double glazed door, fitted radiator, side aspect double glazed window, under stairs cupboard with lighting, stairs to first floor, doors leading off to:

Lounge

13' 1" x 13' 3" (3.99m x 4.04m) Front aspect double glazed window, fitted radiator, wall mounted feature electric fire.

Kitchen/Diner

8' 11" x 19' 5" (2.72m x 5.92m) Rear aspect double glass with matching patio sliding doors. Laminate wood flooring, fitted radiator. Range of matching wall and base units with rolled edge worksurfaces over incorporating stainless steel single drainer sink unit with mixer taps over. Space for appliances, complementary tiling to splashback areas, door leading to:

Utility Room

5' 5" x 6' 9" (1.65m x 2.06m) Dual aspect double glazed windows, worksurfaces with space for appliances below. Loft access, spot lighting.

Cloakroom

Side aspect double glazed window. wash hand basin with vanity unit below, low flush WC, fitted radiator.

FIRST FLOOR ACCOMMODATION

First floor landing

Side aspect double glazed frosted glass window, loft access with lighting and fully boarded, doors of to:

Bedroom One

10' 4" x 13' 2" (3.15m x 4.01m) Fronted aspect double glazed window, fitted radiator.

Bedroom Two

9' 0" x 10' 8" (2.74m x 3.25m) Rear aspect double glazed window, fitted radiator, built in cupboards.

Bedroom Three

9' 0" x 9' 1" (2.74m x 2.77m) Front aspect double glazed window, fitted radiator, laminate wood flooring.

Family Bathroom

Rear aspect double glazed frosted glass window. Panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below. Low flush WC, fully tiled walls.

EXTERIOR

Front Garden

Mainly laid to lawn with mature hedgerows to borders, pathway leading to property, gated access to:

Rear Garden

L-shaped rear garden mainly laid to lawn with mature hedgerows to borders, covered decking area to rear of property with additional flower insets and patio area. The side garden offers the potential to extend subject to planning permission which offers any prospective buyer the chance to be able to grow the property with their family. There is also a pathway to the:

Detached Garage

Wider than average this garage offers up and over door, side aspect windows and door, with attractive block paved driveway.

PROPERTY DETAILS

Additional Information

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	