



Chelwood Avenue

Hatfield,
Hertfordshire, AL10 0RE
£365,000

COUNTRY PROPERTIES
PART OF HUNTERS

Unusually for a two bed property this house has OFF STREET PARKING for two vehicles, GARAGE to the rear of the property a KITCHEN/DINER and a well tended SOUTH EASTERLY ASPECT REAR GARDEN. The property is well presented throughout, the feature fireplace in the lounge retains some character, there is a fully tiled white modern bathroom and the ability to have dining table in the kitchen makes for great family dining. The rear garden is well tended and ideal for the current situation! Internal viewing highly recommended - contact Country Properties on 01707 271450.

- SIZEABLE SOUTH EAST FACING REAR GARDEN
- KITCHEN DINER
- OFF STREET PARKING FOR TWO VEHICLES
- GARAGE AT REAR

Ground floor

Entrance Hall

Double glazed door. Radiator with decorative cover. Stairs rising to first floor. Door leading to :

Lounge

11' 3" x 10' 7" (3.43m x 3.23m) Double glazed bay window to front aspect. Gas flame effect fire with wrought iron surround and mantle. Tiled hearth. Radiator. Coved ceiling. Door to :

Kitchen / Diner

14' 5" x 10' 11" (4.39m x 3.33m) Double glazed windows to rear aspect. Double glazed part obscured door leading to rear garden. A range of wall and base units.

Stainless steel sink drainer unit with mixer tap. Tiled splash backs. Space for free standing gas cooker. Space and plumbing for washing machine. Space for upright fridge/freezer. Under stairs storage cupboard housing meters. Wall mounted 'Worcester' combination boiler (installed April 2019). Inset spotlighting, Wood effect laminate flooring. Radiator.

Landing

Airing cupboard. Access to loft. Doors leading to :

Bedroom One

14' 5" x 10' 8" (4.39m x 3.25m) max. Inc wardrobes. Double glazed window to front aspect. Fitted wardrobes, drawers and dressing table. Wood effect laminate flooring and upstand skirting. Coved ceiling. Inset spotlighting. Radiator.

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m) Double glazed window to rear aspect. Inset spotlighting Built in storage cupboard. Radiator.



Bathroom

Double glazed obscure window to rear aspect. Panelled bath with mixer tap and hand held shower attachment. Wash hand basin with mixer tap inset in to vanity unit with storage under. Low level WC with push button flush. Fully tiled walls. Inset Spot lighting. Chrome ladder towel rail. Tiled flooring.

Exterior

Front Garden / Driveway

Block paved driveway providing off street parking for two vehicles. Small brick wall boundaries. Storm porch over entrance door. Water meter to front of driveway.

Rear Garden

Beautifully kept SOUTH EASTERLY facing rear garden. Patio area to immediate rear of property. Mainly laid to lawn with stepping stones leading to an additional paved area. Mature shrub and hedge boundaries with established bed borders. Gate to rear access and garage.

Garage

Located at the rear of the garden. Accessed via a service road. Light and power.

Area

Hatfield Town Centre has leisure and shopping facilities including the 'Galleria' and is the home of Historic Hatfield House, park and gardens. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London's Moorgate and King's Cross with its connection to St Pancras International making commuting easy

Agents Notes

Council Tax Band - C

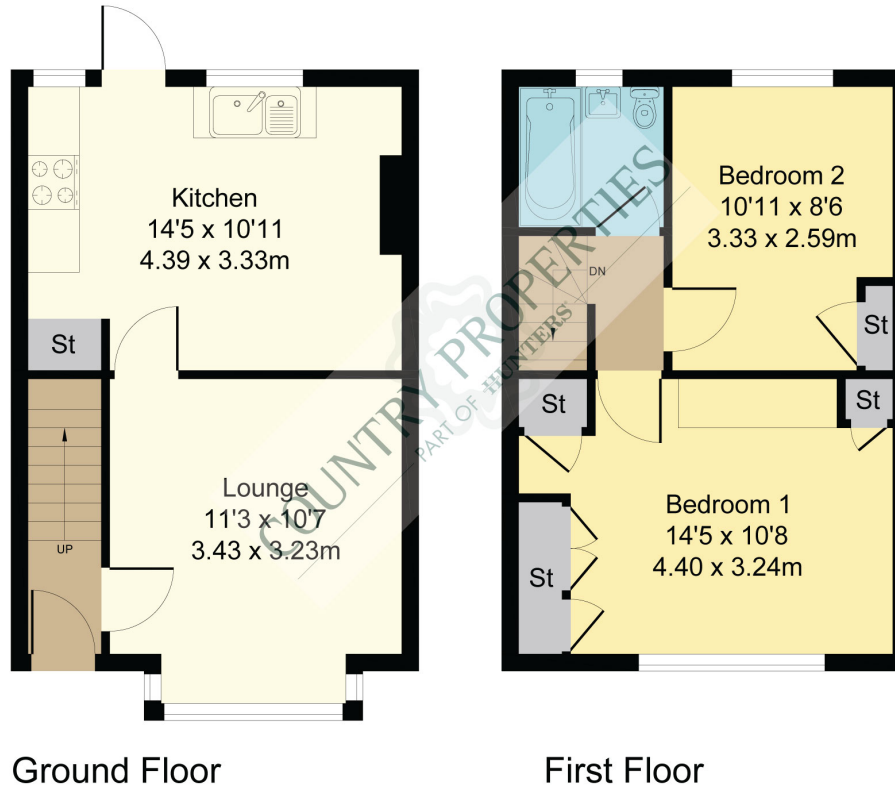
EPC Rating - C : Certificate Valid until 19/10/2030.

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PLEASE TELEPHONE 01707 271450 FOR DETAILS.

PLEASE NOTE THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.



Approximate Gross Internal Area
643 sq ft - 60 sq m



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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