



WRIGHTS



23 Crossbrook, Hatfield, Hertfordshire AL10 9SU

Guide Price £400,000 - Freehold

Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE MID TERRACE THREE BEDROOM FAMILY HOME SITUATED IN THE POPULAR ELLENBROOK AREA. The property benefits from spacious living accommodation with lounge, kitchen/diner and downstairs cloaks to the ground floor whilst there are three good sized bedrooms and family bathroom to the first floor. Complemented with a rear garden and drive providing 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

- CHAIN FREE
- ELLENBROOK AREA OF HATFIELD
- CUL-DE-SAC LOCATION
- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- INTEGRATED APPLIANCES
- GROUND FLOOR W/C
- BUILT IN WARDROBES TO MASTER
- OFF STREET PARKING
- EXCELLENT LINKS VIA ROAD & RAIL

Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway

Via part double glazed entrance door, fitted radiator, laminate wood flooring, built in cupboard, open tread turning staircase to first floor, doors leading off to:

Downstairs Cloakroom

Front aspect double glazed window, low level WC, wash hand basin.

Lounge

11' 8" x 16' 4" (3.56m x 4.98m) Double glazed sliding patio doors leading to rear garden. laminate wood flooring, fitted radiator, door off to:

Kitchen/Diner

9' 2" x 17' 8" (2.79m x 5.38m) Double glazed French doors to rear garden, fitted radiator to dining area. Front aspect double glazed window, modern range of matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps over, built in Microwave, dishwasher and washing machine. Complementary tiling to splash backs. Downlighters.

FIRST FLOOR ACCOMMODATION

First Floor Landing.

Front aspect double glazed window, laminate wood flooring, airing cupboard housing Combi boiler, walk in cupboard with front aspect double glazed window, laminate wood flooring, shelving for storage. Doors leading off to:

Bedroom One

10' 1" x 11' 9" (3.07m x 3.58m) Rear aspect double glazed window, fitted up and over wardrobes, fitted radiator.

Bedroom Two

8' 7" x 11' 7" (2.62m x 3.53m) Rear aspect double glazed window. Laminate wood flooring, fitted radiator. Fitted wardrobe, loft access.

Bedroom Three

6' 9" x 11' 7" (2.06m x 3.53m) Rear aspect double glazed window, fitted radiator, laminate wood flooring.

Family Bathroom

Rear aspect double glazed frosted glass window. Modern three piece bathroom suite comprising panel enclosed bath with independent shower unit over with Rainfall shower head, wash hand basin with vanity unit below, low flush WC, complementary tiling to splashbacks.

EXTERIOR

Rear Garden

Large Patio area leading to lawned area, perimeter fencing, hardstanding for garden shed, gated driveway allowing for off street parking.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: Band D

EPC Rating: Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC