



24 Selwyn Drive, HATFIELD, Hertfordshire AL10 9NJ

£625,000 - Freehold

Property Summary

"NO ONWARD CHAIN" Wrights are delighted to offer to the market this spacious 1930's THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the popular ELLENBROOK AREA. Benefitting from modern fitted kitchen, two receptions to the ground floor whilst the first floor offers three bedrooms, family bathroom and separate WC. Externally the property boasts a 130ft rear garden and a TANDEM GARAGE. With plenty of scope to extend this wonderful home subject to planning permission 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
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- TANDEM GARAGE
- 130FT REAR GARDEN
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION



Room Descriptions

GROUND FLOOR

HALLWAY

via entrance porch leading to part glazed door with leaded light windows to front aspect, fitted radiator, stairs to first floor landing, under stairs storage cupboard, doors leading off to:

LOUNGE

12' 7" x 13' 10" (3.84m x 4.22m) Front aspect box bay window with feature leaded lights, fitted radiator, ornate feature fireplace.

DINING ROOM

11' 4" x 11' 11" (3.45m x 3.63m) Double glazed French doors with matching sidelight windows, fitted radiator, ornate feature fireplace.

KITCHEN

7' 7" x 8' 4" (2.31m x 2.54m) Dual aspect double glazed windows with matching part glazed door to rear garden. Refitted kitchen with matching wall and base units with worktops over incorporating one and a half bowl stainless steel single drainer sink unit, integrated four ring gas hob and fitted double oven. Complementary tiling to splashbacks, wood effect flooring.

FIRST FLOOR

LANDING

Side aspect leaded light stain glass window. loft access and doors leading off to:

BEDROOM ONE

9' 11" x 14' 6" (3.02m x 4.42m) Front aspect box bay window with leaded lights. Fitted wardrobes, fitted radiator.

BEDROOM TWO

9' 6" x 12' 1" (2.90m x 3.68m) Rear aspect double glazed window. Fitted radiator, fitted wardrobes and an additional built in cupboard.

BEDROOM THREE

7' 5" x 8' 5" (2.26m x 2.57m) Front aspect leaded light window, built in cupboard, fitted radiator.

FAMILY BATHROOM

Rear aspect double glazed obscure window. Panel enclosed bath with hand held shower attachment, pedestal wash hand basin, fitted radiator, fully tiled walls.

SEPARATE WC

Side aspect obscure window, low flush WC, fitted radiator.

EXTERIOR

REAR GARDEN

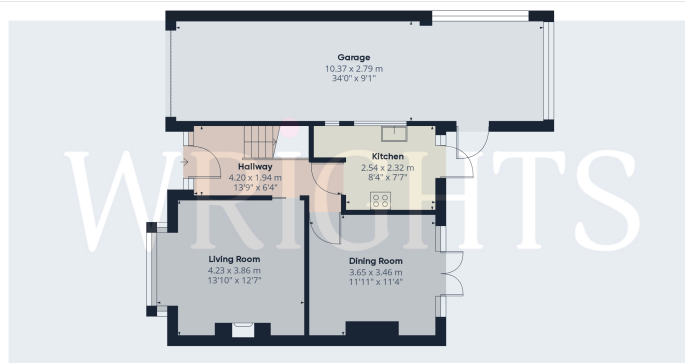
Mainly laid to lawn with mature shrubs and plants to borders, patio area, hardstanding for garden shed to the rear.

FRONT GARDEN

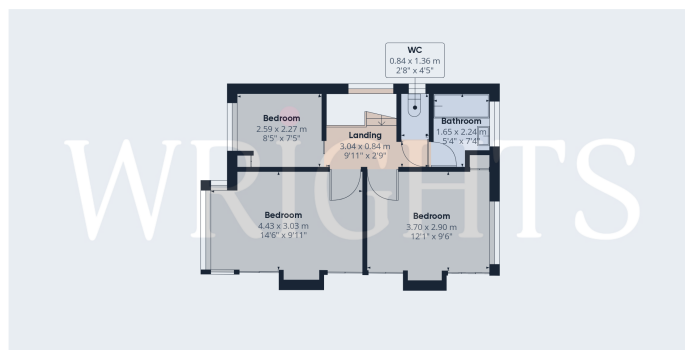
Lawned area with driveway with parking for one vehicle leading to:

TANDEM GARAGE

Double length garage with up and over electric doors, power and lighting supply, rear aspect window and door.



Floor 0



Floor 1

WRIGHTS

Approximate total area¹
111.17 m²
1196.61 ft²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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	