



7 Selwyn Drive, Hatfield, Hertfordshire AL10 9NH

Guide Price £597,500 - Freehold



**Property Summary**

Offered to market CHAIN FREE. This 1930's style semi-detached house is situated on the western edge of Hatfield within the highly sought after Ellenbrook area close to countryside, Hatfield Business Park and Galleria Shopping Centre. This property offers fabulous development potential and Viewing is Highly Recommended.

The accommodation comprises of entrance porch, spacious hallway, large dual aspect lounge / diner, double glazed conservatory, kitchen, three bedrooms, shower room and separate WC.

Exterior features include front garden with off street parking for four to five cars, detached garage and a well maintained mature rear garden that measures over 100ft. Other benefits include gas central heating to radiators and double-glazed windows.

**Features**

- OFFERED CHAIN FREE
- SOUGHT AFTER ELLENBROOK LOCATION
- THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN LOUNGE/DINER
- LARGE GARDEN TO REAR
- CONSERVATORY
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- DETACHED GARAGE
- POTENTIAL TO EXTEND (S.T.P.P)
- CLOSE TO SHOPS AND MAINLINE STATION

## Room Descriptions

### GROUND FLOOR

#### PORCH

1.66m x 0.64m (5' 5" x 2' 1")

Accessed by double UPVC doors leading to:

#### HALLWAY

1.80m x 4.40m (5' 11" x 14' 5")

Via part frosted front door. Stairs to first floor with under stairs storage cupboard. Carpet flooring. Doors to:

#### LOUNGE / DINER

3.39m x 7.59m (11' 1" x 24' 11")

Dual aspect lounge diner benefitting from bay window to the front. Feature Gas Fireplace, radiators and carpet flooring.

#### KITCHEN

2.14m x 2.41m (7' 0" x 7' 11")

Matching base and wall units providing ample work surface space, fitted electric oven and hob while there is space and fittings for washing machine, dishwasher, fridge freezer. Side aspect UPVC window and UPVC door to the rear leading out to the garden.

#### CONSERVATORY

2.80m x 1.98m (9' 2" x 6' 6")

UPVC double glazed, accessed via double doors from the dining area and overlooking the spacious well maintained garden.

### FIRST FLOOR

#### LANDING

1.68m x 2.86m (5' 6" x 9' 5")

Access to insulated loft. Large UPVC window to side aspect. Carpet flooring. Doors to:

#### BEDROOM ONE

3.41m x 4.21m (11' 2" x 13' 10")

Spacious double bedroom. Single radiator. Double glazed leaded light effect bay window to front.

#### BEDROOM TWO

3.43m x 3.45m (11' 3" x 11' 4")

Range of fitted wardrobes to one wall. Single radiator. UPVC double glazed window to rear.

#### BEDROOM THREE

2.22m x 2.42m (7' 3" x 7' 11")

Carpet tiled flooring. Single radiator. Double glazed leaded light effect window to front.

#### BATHROOM

1.47m x 2.17m (4' 10" x 7' 1")

Comprising of a corner shower cubicle and vanity hand wash basin with hot and cold taps. Part tiled walls. Double glazed frosted window to rear.

#### W/C

0.81m x 1.23m (2' 8" x 4' 0")

Low level W/C, part tiled walls and double glazed frosted window to side aspect.

### EXTERIOR

#### DRIVEWAY

Off street parking for four to five cars. Flower beds to borders with mature shrubs and bushes. Access to:

#### GARAGE

2.66m x 6.45m (8' 9" x 21' 2")

Metal up and over door. Window to side. Personal door to rear garden. Lighting and power points.

#### GARDEN

Paved patio area adjacent to the property, mainly laid to lawn and flower beds to borders with a range of mature shrubs, bushes, trees and box hedging. Hardstanding area to the rear that can accommodate a large shed.

### ADDITIONAL INFORMATION

#### PROPERTY DETAILS

Council Tax Band - E

#### Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. It is recommended that interested parties undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC