



# Chelwood Avenue

Hatfield,  
Hertfordshire, AL10 0RE  
£395,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



This is a lovely well maintained family home with three good sized bedrooms, kitchen/breakfast room, two reception rooms, family bathroom, guest cloakroom and a 100ft attractive rear garden with garage at the rear. The property is situated in the popular Birchwood area and needs to be viewed to appreciate the light and space.

- BIRCHWOOD AREA
- THREE BEDROOM
- GARAGE AT REAR

## Ground Floor

### Hall

Double glazed door. Cloaks area Under stairs storage cupboard housing service meters. Telephone point. Radiator. with ornate cover. Stairs rising to first floor. Wood effect flooring. Inset Spotlighting. Doors to :-

### Kitchen

10' 5" x 10' 3" (3.17m x 3.12m) Double glazed window to front aspect. A range of wall and base units with complimentary work surfaces. Composite single sink and drainer unit with mixer taps. Mosaic tiled splash backs. Hotpoint double oven. 'Logik' halogen four ring hob with stainless steel extractor over. Plumbing for dishwasher and washing machine. Larder cupboard. Radiator. Door to inner hall.

### Lounge (Reception)

17' 5" x 10' 7" (5.31m x 3.23m) Log burner. Wood effect flooring. Radiator. Covered

### Family / Living Room

10' 8" x 10' 5" (3.25m x 3.17m) French doors leading to rear aspect. Window to rear aspect. Wood effect flooring. 'Velux' skylights. Radiator. Spotlighting.

### Inner Hall

Double glazed door to front access. Wall mounted 'Worcester' boiler. Storage cupboards. Door to :

### Cloakroom

Obscure double glazed window to front aspect. Low level WC. Radiator. Tiled flooring.

### First Floor

#### Landing

Double glazed window to front aspect. Access to insulated loft. Airing cupboard. Spotlighting.

#### Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m) Double glazed window to rear aspect. Built in cupboard. Radiator. Coving to ceiling. Spotlighting.



### Bedroom Two

10' 7" x 9' 6" (3.23m x 2.90m) Double glazed window to rear aspect. Built in storage cupboard. Radiator. Coving to ceiling. Spotlighting. Wood effect flooring.

### Bedroom Three

10' 7" x 7' 10" (3.23m x 2.39m) Double glazed window to front aspect. Built in storage cupboard. Radiator. Coving to ceiling. Spotlighting. Wood effect flooring.

### Bathroom

Double glazed opaque window to front aspect. Panelled bath with wall mounted power shower over. Wash hand basin and WC inset in to vanity unit. Low Level WC. Fully tiled walls and flooring. Radiators.

### Exterior

#### Front Garden

Path leading to entrance door. Flower beds. Lawn. Shrub border to front. Separate access to door to inner hall and storage area for bin.

#### Rear Garden

100' (30.48m) A particular feature of this property. Paved patio area. Mainly laid to lawn with pathway to rear. Wood panel and mesh fence surround. Mature shrub and flower beds. Detached single garage to rear.

### Garage

Accessed via service road to rear. Up and over door with power and light.

### 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

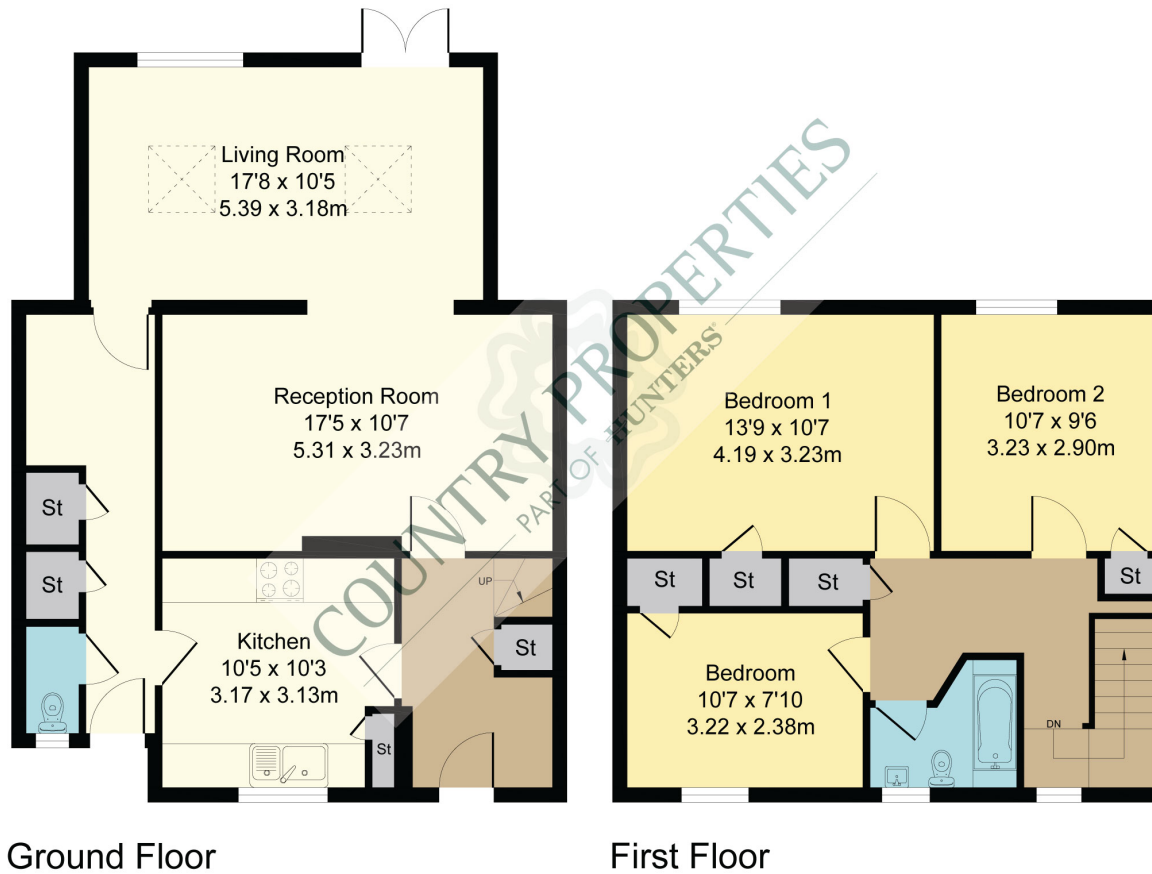
Council Tax Band: D

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Approximate Gross Internal Area  
1173 sq ft - 109 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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