



WRIGHTS

37 Crawford Road, Hatfield, Hertfordshire AL10 0PF

Guide Price £550,000 - Freehold

Property Summary

Wrights are pleased to welcome to market this well presented Four-Bedroom, Two-Bathroom Semi-Detached Family Home. The property boasts a spacious loft conversion providing a dual aspect Master Bedroom, Built in Wardrobes, a well-appointed En-Suite Shower Room and is located within the popular area of Birchwood.

The frontage of the property provides parking for two cars, access to the properties garage and is within walking distance to, good local schooling, Hatfield Railway Station, and The Galleria Shopping Centre.

The ground floor accommodation comprises of a well-proportioned reception room, a beautifully finished kitchen diner, conservatory overlooking the rear garden and W/C with hand wash basin.

The first floor accommodation consists of three bedrooms, there are two generous double bedrooms while the third is a comfortable single. The family bathroom is a well-appointed three-piece bathroom suite comprising a side panelled bath with shower over, hand wash basin and w/c.

The second floor comprises of a large dual aspect master bedroom benefitting from built in wardrobes and an ensuite shower room with hand wash basin and W/C.

The property offers a generous rear garden that has a patio to the rear that currently provides space for a hot tub. The garage has an up and over door, lighting and power points.

Features

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN/DINER
- EN-SUITE TO MASTER BEDROOM
- DRIVEWAY & GARAGE
- GENEROUS GARDEN
- POTENTIAL TO EXTEND (S.T.P.P)



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Room Descriptions

GROUND FLOOR

HALLWAY

1.72m x 3.68m (5' 8" x 12' 1")

LIVING ROOM

2.91m x 4.28m (9' 7" x 14' 1")

KITCHEN / DINER

4.85m x 3.31m (15' 11" x 10' 10")

SUNROOM

3.69m x 2.68m (12' 1" x 8' 10")

W/C

1.14m x 1.36m (3' 9" x 4' 6")

FIRST FLOOR

LANDING

1.04m x 2.39m (3' 5" x 7' 10")

BEDROOM TWO

2.95m x 4.31m (9' 8" x 14' 2")

BEDROOM THREE

2.98m x 3.37m (9' 9" x 11' 1")

BEDROOM FOUR / STUDY

1.83m x 2.59m (6' 0" x 8' 6")

FAMILY BATHROOM

1.85m x 1.95m (6' 1" x 6' 5")

SECOND FLOOR

LANDING

0.75m x 0.93m (2' 6" x 3' 1")

MASTER BEDROOM

2.98m x 5.57m (9' 9" x 18' 3")

EN-SUITE SHOWER ROOM

1.79m x 1.91m (5' 10" x 6' 3")

EXTERIOR

DRIVEWAY

Parking for 2 to 3 cars to front.

GARAGE

Up an over door with lighting and power points.

GARDEN

Patio area adjacent to the property, laid mainly to lawn with paved patio to the rear.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

*Plans have previously been submitted and approved for a conversion of the tandem garage into additional living space.

(all information has been provided to us and should be verified by your legal representative).

