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WRIGHTS



7 Selwyn Crescent, Hatfield, Hertfordshire AL10 9NL

Guide Price £650,000 - Freehold

Property Summary

Wrights of Hatfield are pleased to welcome to the market this well maintained and presented EXTENDED THREE BEDROOM TRADITIONAL FAMILY HOME situated in the sought after ELLENBROOK AREA. The property has been extended offering an additional reception room, utility room and downstairs cloakroom. Larger than average gardens and block paved driveway allowing for 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

- EXTENDED 3 BED SEMI DETACHED
- TWO RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS AND
 DOORS
- UTIILITY ROOM
- GAS CENTRAL HEATING

- EXPOSED WOOD FLOORING
- LARGE REAR GARDEN
- BLOCK PAVED DRIVEWAY
- REFITTED BATHROOM AND KITCHEN
- SOUGHT AFTER ELLENBROOK LOCATION

Room Descriptions

GROUND FLOOR ACCOMODATION

Hallway

Via part double glazed leaded light door with matching sidelight windows, attractive tiled flooring, fitted radiator, dado rail, stairs to first floor, doors leading off to:

Living Room

12' 3" x 13' 5" (3.73m x 4.09m) Front aspect double glazed leaded light box bay window, fitted radiator, "Adams" Style fire surround with marble hearth and inset housing coal effect fire, exposed wood flooring, dado rail, additional fitted radiator.

Lounge

11' 1" x 11' 2" (3.38m x 3.40m) Open Plan from Living Room comprising of exposed wood flooring, Dado rail, fitted radiator

Kitchen

6' 11" x 13' 10" (2.11m x 4.22m) Rear aspect double glazed leaded light window. Range of wall and base units with worktops over incorporating "Butler" sink unit with Victorian style mixer taps, integrated dishwasher, space for appliances, complementary tiling to splashbacks, tiled wood effect flooring, open aspects to:

Utility Area

4' 11" x 8' 9" (1.50m x 2.67m) Double glazed leaded light door to rear with matching sidelight window. Space for appliances, wall mounted gas boiler, wood effect tiled flooring, skylight window, door to:

Downstairs Cloakroom

3' 8" x 5' 0" (1.12m x 1.52m) Wash hand basin with vanity unit below, low flush WC, fully tiled walls and flooring, extractor fan.

Second Reception

9' 6" x 10' 2" (2.90m x 3.10m) Double glazed leaded light French doors with matching leaded light windows. Fitted radiator, tiled wood effect flooring.

FIRST FLOOR ACCOMODATION

First floor landing.

Side aspect double glazed leaded light frosted glass window. doors leading off to:

Bedroom One

10' 7" x 13' 4" (3.23m x 4.06m) Front aspect double glazed leaded light window.Range of matching bedroom furniture including up and over box cupboards, chest of drawers with fitted wardrobes with sliding mirror fronted doors to flank wall. Exposed wood flooring, fitted radiator.

Bedroom Two

10' 10" x 11' 3" (3.30m x 3.43m) Rear aspect double glazed leaded light window, fitted wardrobes to flank wall, exposed wood flooring, fitted radiator.

Bedroom Three

7' 2" x 7' 6" (2.18m x 2.29m) Front aspect double glazed leaded light window. Fitted radiator.

Bathroom

7' 1" x 7' 10" (2.16m x 2.39m) Rear aspect double glazed leaded light frosted glass window and side aspect frosted glass double glazed window. Three piece bathroom suite comprising of a panel enclosed bath with independent power shower over, wash hand basin with vanity unit below, low flush WC, fully tiled walls and floor, loft access, fitted radiator.

EXTERIOR

Rear Garden

Patio area with additional, raised patio with pond and water feature, Brick built storage shed, block paved hardstanding to the rear of garden for additional shed, lawned area with mature shrubs and trees. Power point and outside tap, access to front with additional storage area. Perimeter fencing.

Front garden

Dwarf brick wall surround with dropped kerb and block paved driveway allowing for ample off street parking.

AGENTS NOTES

Council Tax Band E

