



Cecil Crescent, Hatfield, AL10 0HG

£475,000



**Cecil Crescent, Hatfield**

Spacious three double bedroom semi detached family home with planning consent for a two storey side extension, situated on a great size corner plot, offered for sale with no onward chain.

This delightful family home has been modernised recently by the present owner and is conveniently located within a short walk of the train station, local schools and town centre.

The accommodation briefly comprises of entrance hall, dual aspect lounge with doors to the rear garden, separate dual aspect dining room, refitted kitchen with appliances, three double bedrooms, refitted bathroom, recently installed windows and heating system. Outside there are mature gardens to the front, side and rear of the property, and a detached double garage with a driveway for two vehicles.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor





### **Entrance Hall**

Stairs to first floor, double glazed entrance door to front, doors to:

### **Dual Aspect Lounge**

14'10 x 10'10

Double glazed window to front and patio doors to rear, television and telephone points, radiator with decorative cover, door to kitchen.

### **Dual Aspect Dining Room**

12' x 10'4

Dual aspect room with double glazed windows to front and side, radiator.

### **Refitted Kitchen**

15'4 x 9'1 max

Refitted with a range of wall and base units, complimentary marble effect work surfaces and splash backs, inset stainless steel sink/drainer with mixer tap, built in hob with oven under and stainless steel chimney style extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, cupboard housing wall mounted gas fired combination boiler, boiler control panel, radiator, under stairs cupboard, wood effect flooring, two double glazed windows to rear.

### **Landing**

Double glazed window to rear, radiator, access to loft, doors to:

### **Bedroom One**

15'5 x 10'4

Double glazed window to side, radiator.



### **Bedroom Two**

10' x 9'9

Double glazed window to front, radiator, storage cupboard, airing cupboard housing hot water cylinder.

### **Bedroom Three**

9'1 x 9'

Double glazed window to side, radiator.

### **Refitted Bathroom**

Refitted suite comprising of panel enclosed bath with mixer tap/shower, glazed screen and complimentary tiled surround, vanity wash hand basin with mixer tap, cupboard under, tiled splash back and mirror over, dual flush wc, radiator, wood effect flooring, double glazed window to rear.

### **Front, Side & rear Garden**

Mainly laid to lawn, various flowers and shrub beds, mature evergreens, water tap, gate to front, further gate to driveway/garage.

### **Driveway**

Providing private off road parking for two to three vehicles and giving access to the detached double garage.

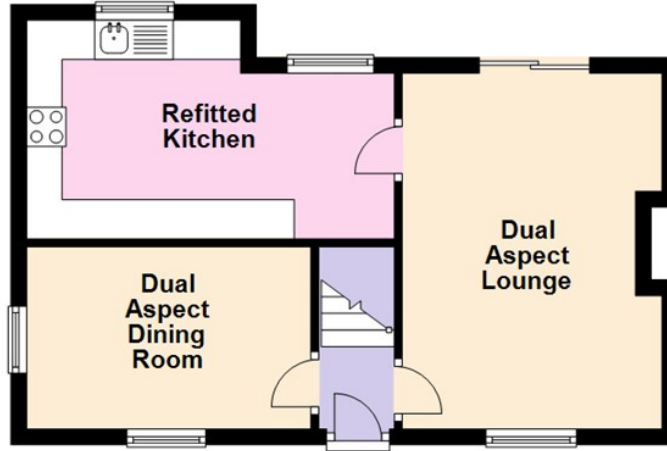
### **Detached Double Garage**

Up and over door to front, window to rear, door to side.



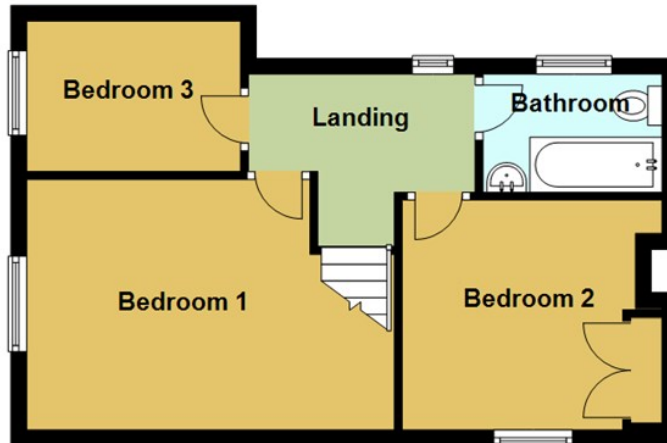
### Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)

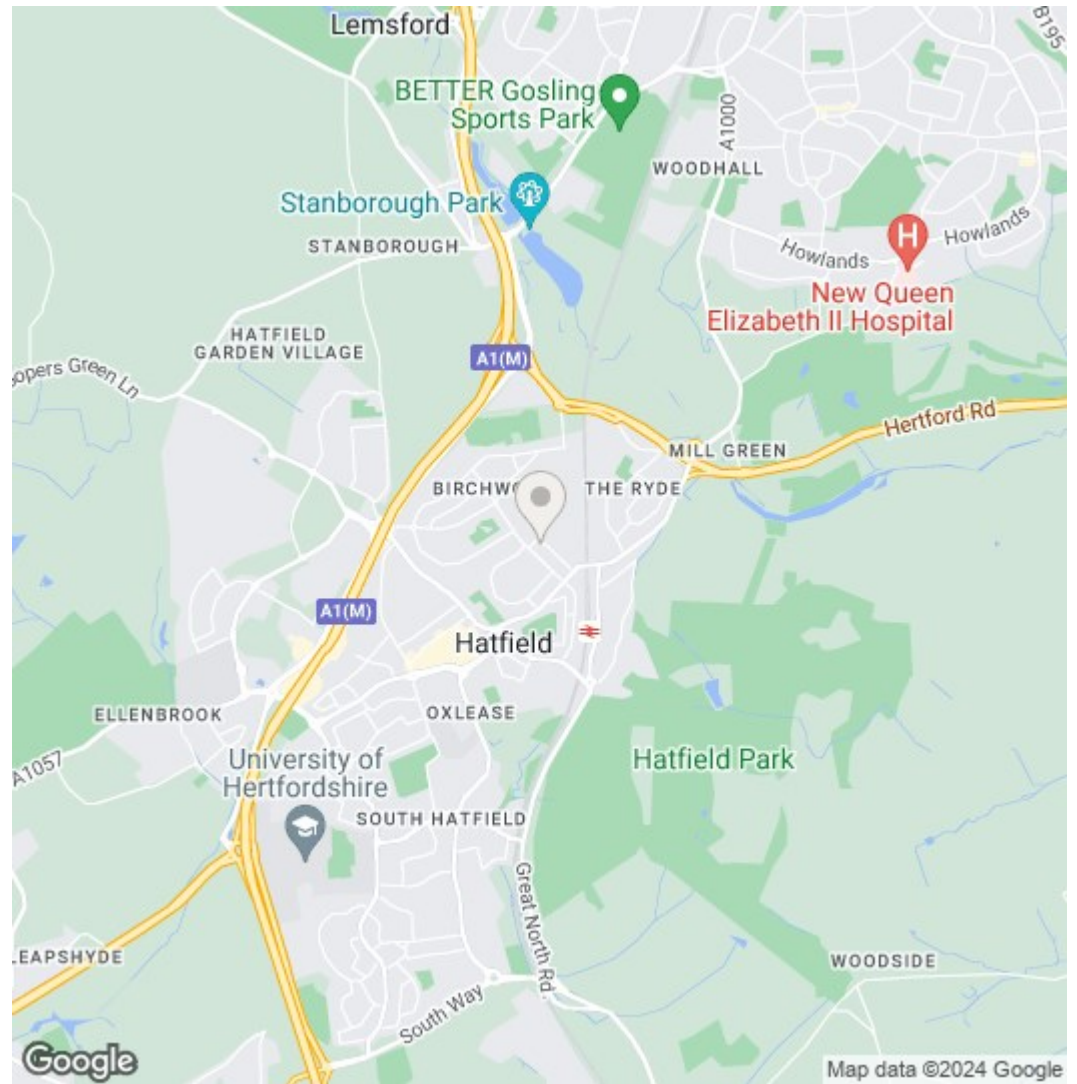


Total area: approx. 76.0 sq. metres (818.1 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	39	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



27 Market Place, Hatfield, Hertfordshire, AL10 0LJ  
 01707 270777 | [hatfield@matherestates.com](mailto:hatfield@matherestates.com)