



12 Churchill Crescent AL9 7DQ  
Guide Price £700,000



3



1



2



Guide Price £700.000-£750.000

A unique opportunity to purchase an extended three bedroom semi detached family home on a stunning plot, close to the village centre and train station, with planning consent granted to build a brand new three bedroom detached home to the side.

This delightful family home has been extended and much improved and is a credit to our sellers. The accommodation briefly comprises of an extended entrance hall, dual aspect lounge with feature ceiling lantern and doors to the garden, 18' dining room with feature fireplace, an 18' refitted kitchen/diner with built in appliances, gallery landing, three good size bedrooms and a refitted shower room. The house is double glazed and has gas radiator central heating.

Outside the property really comes to life, the rear garden is stunning and has been well stocked and established over many years by an experienced landscaper. The front garden is a good size and set back from the road behind a hedge, the private driveway provides parking for several vehicles.

For further information regarding the planning consent or anything else, please contact Duncan Duffy on 01707 270777





















#### Entrance Hall

Double glazed window and door to front, tiled flooring, french doors to:

#### Dining room

18'3 x 11'10

Feature fireplace with wood burner, french doors to kitchen, radiator, under stairs storage cupboard, wood effect flooring, opening to:

#### Dual Aspect Lounge

16 x 11

Double glazed windows to side and rear, radiator, double glazed door to rear garden, wood effect flooring, french doors to kitchen

#### Refitted Kitchen/diner

18'3 x 13

Refitted with a range of wall and base units, complimentary work surfaces with tiled splash backs, one and a half bowl sink/drainers with mixer tap, breakfast bar, built in gas hob with chimney style extractor hood over and oven under, integrated fridge/freezer and dishwasher, space for slimline wine cooler, tiled flooring, storage cupboard, french doors to dining room and lounge, double glazed window to front, double glazed door to side to access garden

#### Gallery Landing

Double glazed window to front, loft access, doors to:

#### Bedroom One

12'3 x 10'8

Double glazed windows to rear, radiator, wood effect flooring

#### Bedroom Two

10'9 x 10'8

Double glazed window to rear, built in wardrobes, storage cupboard, radiator, wood effect flooring

#### Bedroom Three

9'8 x 7'2

Double glazed window to front, storage cupboard, radiator, wood effect flooring

#### Refitted Shower Room

Refitted suite comprising of corner shower cubicle with rainfall shower, vanity wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, complimentary wall and floor tiling to full height, heated towel rail, double glazed window to front.

#### Front Garden

A great size with the house set back from the road behind a hedge, lawn, flower and shrub beds, various specimens and evergreens, gate to rear garden and access to the workshop.

#### Driveway

Private driveway providing off street parking for several vehicles.

#### Landscaped Rear Garden

Stunning landscaped gardens to the rear which is a real credit to our sellers, established over many years numerous flowers, shrubs, specimens and evergreens, feature pond, patio areas, timber shed, workshop, water tap and lighting, gate leading to the front.





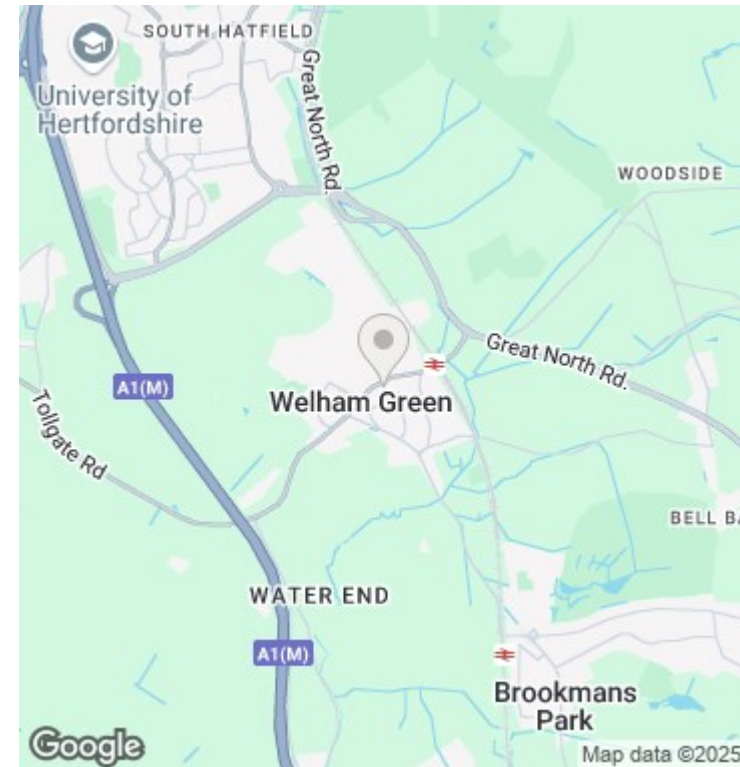
Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

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.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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.

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