



mather marshall
independent estate agents

Cecil Crescent, Hatfield, Hertfordshire AL10 0HG

£385,000

situated on a corner plot within a short walk of the train station, town centre and local shops and schools, is this deceptively spacious, character semi with tremendous potential to modernise and extend (Stpp).

This delightful family home has been in the same family for many many years and is now offered for sale with no chain and immediate vacant possession. The accommodation briefly comprises of entrance hall, dual aspect lounge with doors to garden, separate dining room, dual aspect kitchen, three good size bedrooms and a bathroom/wc to the first floor. Outside the house sits on a good sized corner plot with lovely mature gardens to front, side and rear, The house benefits from a detached double garage and parking for two/three vehicles. Keys held for viewing.



Entrance Hall

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

Dual Aspect Lounge

14'10 x 10'10 (4.52m x 3.30m)

Double glazed window to front and patio doors to rear, wall mounted gas fire with back boiler, television and telephone points, two radiators, door to kitchen.



Dining Room

12' x 10'4 (3.66m x 3.15m)

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



Kitchen

15'4 x 9'1 max (4.67m x 2.77m max)

Dual aspect room with double glazed door to side and two double glazed windows to rear, range of wall and base units, complimentary work surfaces and tiled splash backs, thermoplastic sink/drainers with mixer tap, space for cooker, fridge and washing machine, radiator.



Bedroom One

15'5 x 10'4 (4.70m x 3.15m)

Double glazed window to side, radiator, range of fitted wardrobes.



Bedroom Two

10' x 9'9 (3.05m x 2.97m)

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



Landing

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

Bedroom Three

9'1 x 9' (2.77m x 2.74m)

Double glazed window to side, radiator.



Bathroom

Panel enclosed bath with tiled surround, vanity wash hand basin with tiled splash back and cupboard under, wc, radiator, double glazed window to rear.



Front, Side & rear Garden

Mature well established gardens, various flowers and shrubs, mature evergreens, greenhouse, water tap, gate to front, further gate to driveway/garage.



Driveway

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





