



DRUCE
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13 Crawford Road
Hatfield, AL10 0PF
Guide Price £375,000

13 Crawford Road, Hatfield

In a quiet residential road, this 3 bedroom semi-detached house presents an excellent opportunity for refurbishment and modernisation, with scope to extend (subject to planning permission). Ideal for buyers looking to create a bespoke family home .

Accommodation Includes: * entrance hall * spacious through living/dining room * kitchen * 3 bedrooms * bathroom* driveway parking plus hard standing area * 90ft approx west-facing rear garden .

Crawford Road is a quiet road close to local shops within easy reach of the Hatfield mainline station with fast and frequent service into London (Kings Cross) and the Galeria Shopping Centre with cinema , variety of shops and restaurants. Hatfield House is close by -a Jaocobean Country House set within 42 acres of park land with woodland walks and annual events and festivals. There is easy access to A1M, A414 and M25.

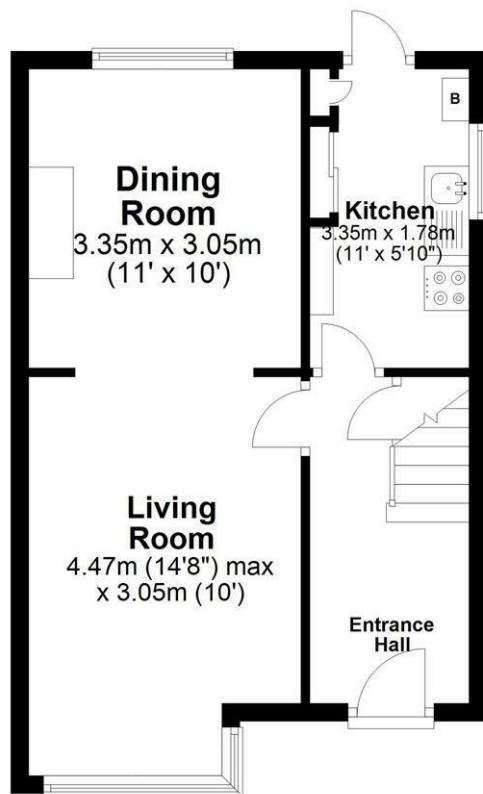


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

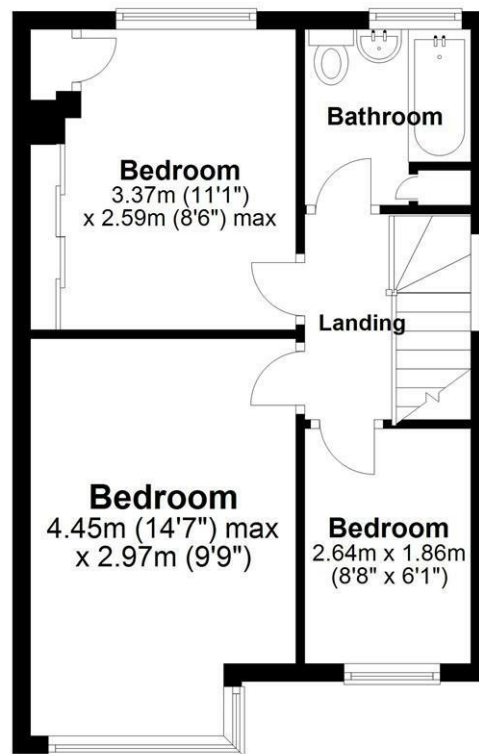
Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)

GROUND FLOOR

Entrance Hall

Living Room

14'8 x 10' (4.47m x 3.05m)

Dining Room

11' x 10' (3.35m x 3.05m)

Kitchen

11' x 5'10 (3.35m x 1.78m)

FIRST FLOOR

Bedroom 1

14'7 x 9'9 (4.45m x 2.97m)

Bedroom 2

11'1 x 8'6 (3.38m x 2.59m)

Bedroom 3

8'8 x 6'1 (2.64m x 1.85m)

Bathroom

OUTSIDE

Rear Garden

ALL MAINS SERVICES

EPC

Energy Rating - D

Council Tax

Band Tax - D - £2333 p.a

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

