



Sycamore Avenue, Hatfield



Guide price £650,000

- UNIQUE OPPORTUNITY IN A BEAUTIFUL CUL-DE-SAC
- LARGE DETACHED FAMILY HOME
- SOUGHT AFTER HATFIELD LOCATION
- WALKING DISTANCE TO MAINLINE
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY PROVIDING PARKING FOR NUMEROUD VEHICLES
- Freehold
- EPC rating D

Because property is personal with...

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PUT YOUR OWN STAMP ON THIS DETACHED FAMILY HOME! Located in a beautiful cul-de-sac, with own driveway and garage, this property is being sold on a chain free basis and boasts plenty of potential to modernise and extend (STPP)! This is a truly unique opportunity and it will not be available for long, so book your viewing today to avoid missing out! Ground floor accommodation comprises of a Porch, Entrance Hall, Shower Room, Lounge, Dining Area, Kitchen and Utility Room. To the first floor there are three spacious double bedrooms, with views over Hatfield Park and the Green in the centre of the cul-de-sac, and a family bathroom. Externally, to the front, there is a large driveway providing parking for numerous vehicles as well as access to a single garage. To the rear, there is a mature rear garden providing fantastic potential for rear and side extensions (STPP)! Sycamore Avenue is a stunning and ideally located cul-de-sac, home to a large central green. Situated in the ever popular Hatfield Town, and within a short walk of numerous schools, the town centre, train station and University of Hertfordshire are also within easy walking distance. For the commuter the property has easy access to the A1(M) and is within walking distance to Hatfield mainline train station (routes into London's King Cross within 30 minutes).



Porch Tiled flooring, double glazed windows to side and front aspects, door leading to Entrance Hall.

Entrance Hall

Carpet flooring (over original parquet flooring), double radiator, textured ceilings, stairs to upper level and doors leading to Shower Room & Lounge.

Shower Room

Wood effect laminate flooring, double glazed opaque window to side aspect, low level flush wc, wall mounted hand wash basin and walk in shower cubicle.

Lounge

Carpet flooring (over original parquet flooring), double glazed window to front aspect, textured ceilings, power points, TV points, patio doors leading to the rear garden and opening to the Dining Area.

Dining Area Carpet flooring (over original parquet flooring), double radiator, double glazed window to rear aspect, textured ceilings and door leading to the Kitchen.

Kitchen

A range of base and eye level units, fitted goods to include double oven, electric hob, extractor hood, and stainless steel sink with mixer taps. Tiled flooring, tiled walls, double glazed window to rear aspect, opening to the Utility Room.

Utility Room

A range of base and eye level units, tiled flooring, tiled walls, double glazed window to rear aspect, plumbing for washing machine, space for fridge freezer, space for tumble dryer, door leading to rear garden.

First Floor Landing

Carpet flooring, double glazed window to front aspect, access to loft space (mostly boarded with ladder and lighting), doors leading to the Bathroom and all Bedrooms.

Master Bedroom

Carpet flooring, two double glazed windows to rear aspect, textured ceilings, double radiator, power points and access to fitted wardrobes.

Double Bedroom Two 0.00m x 0.00m (0'0" x 0'0")

Carpet flooring, two double glazed windows to rear aspect, textured ceilings, double radiator and power points.

Double Bedroom Three 0.00m x 0.00m (0'0" x 0'0")

Carpet flooring, double glazed window to front aspect, textured ceilings, single radiator and power points.

Bathroom 0.00m x 0.00m (0'0" x 0'0")

Panel enclosed bath with shower attachment and acrylic splashguard, low level flush wc, pedestal hand wash basin with stainless steel mixer taps and an opaque double glazed window to side aspect.

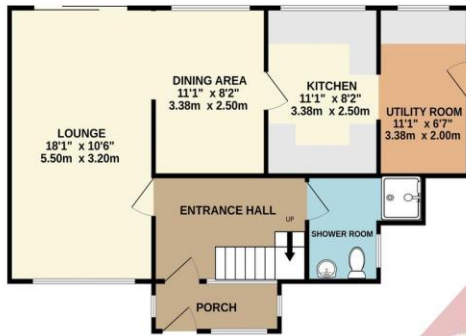
Garage

Garage with up and over door, power and lighting.

Outside Front

Front garden with lawn area and driveway for numerous vehicles, access to single garage.

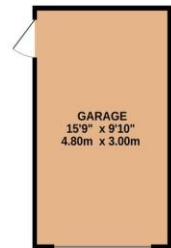
GROUND FLOOR
357 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
356 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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