



Heathcote Avenue, Hatfield



## Guide price £489,995

- CHAIN FREE
- POTENTIAL TO EXTEND STPP
- LARGE THREE BEDROOM SEMI-DETACHED HOME
- OFF STREET PARKING WITH DRIVEWAY
- TWO RECEPTION ROOMS AND A CONSERVATORY
- SPACIOUS REAR GARDEN WITH GARAGE TO REAR
- Freehold
- EPC rating D

Because property is personal with...

**BELVOIR!**



A SPECIAL OPPORTUNITY FOR SOMEONE TO MAKE THEIR FOREVER HOME! We are delighted to present this CHAIN FREE, 3 bedroom semi-detached home in Hatfield. This property boasts great sized living accommodation, a spacious rear garden with GARAGE to rear and DRIVEWAY to front. With plenty of potential to extend STPP, this property is sure to go quickly so call today to arrange your viewing!

Ground floor accommodation comprises of two reception rooms, conservatory, large kitchen, utility area ground floor shower room. To the first floor there are three great sized bedrooms and family bathroom. There is a large rear garden with garage to the rear, as well as a driveway to the front offering off street parking. This property has had front and side extensions to offer further living space, and has also been loft and cavity wall insulated.

Heathcote Avenue is ideally situated, with local amenities and good schooling options within easy reach. For the commuter there is easy access to the A1(M), and there are great public transport links including Hatfield mainline station (routes into London's King Cross within 30 minutes). Also close by at Oldings Corner, is the Tesco Superstore, Next Home, Pets At Home, and various other outlets.



## Entrance Hallway

Lounge 10'0" x 13'0" (3m x 4m)

Dining Room 10'0" x 11'0" (3m x 3.4m)

Conservatory 10'0" x 10'0" (3m x 3m)

Ground Floor Cloakroom.W.C 7'0" x 5'0" (2.1m x 1.5m)

Utility Area 6'0" x 7'0" (1.8m x 2.1m)

Kitchen 11'0" x 13'0" (3.4m x 4m)

## First Floor Landing

Master Bedroom 14'0" x 9'0" (4.3m x 2.7m)

Bedroom Two 9'0" x 9'0" (2.7m x 2.7m)

Bedroom Three 8'0" x 6'0" (2.4m x 1.8m)

Family Bathroom 6'0" x 5'0" (1.8m x 1.5m)

Outside Front Gardens

Outside Rear Gardens

Garage to rear

## Agents Notes

Belvoir are advised:  
Council tax - Welwyn Hatfield band D

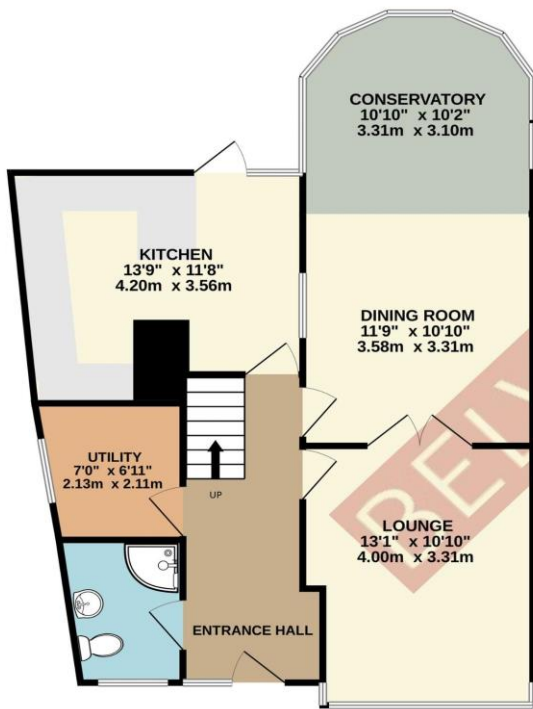
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

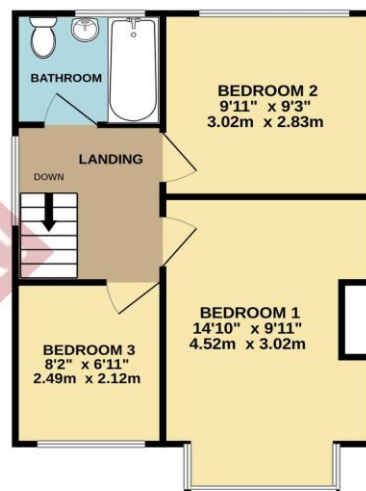


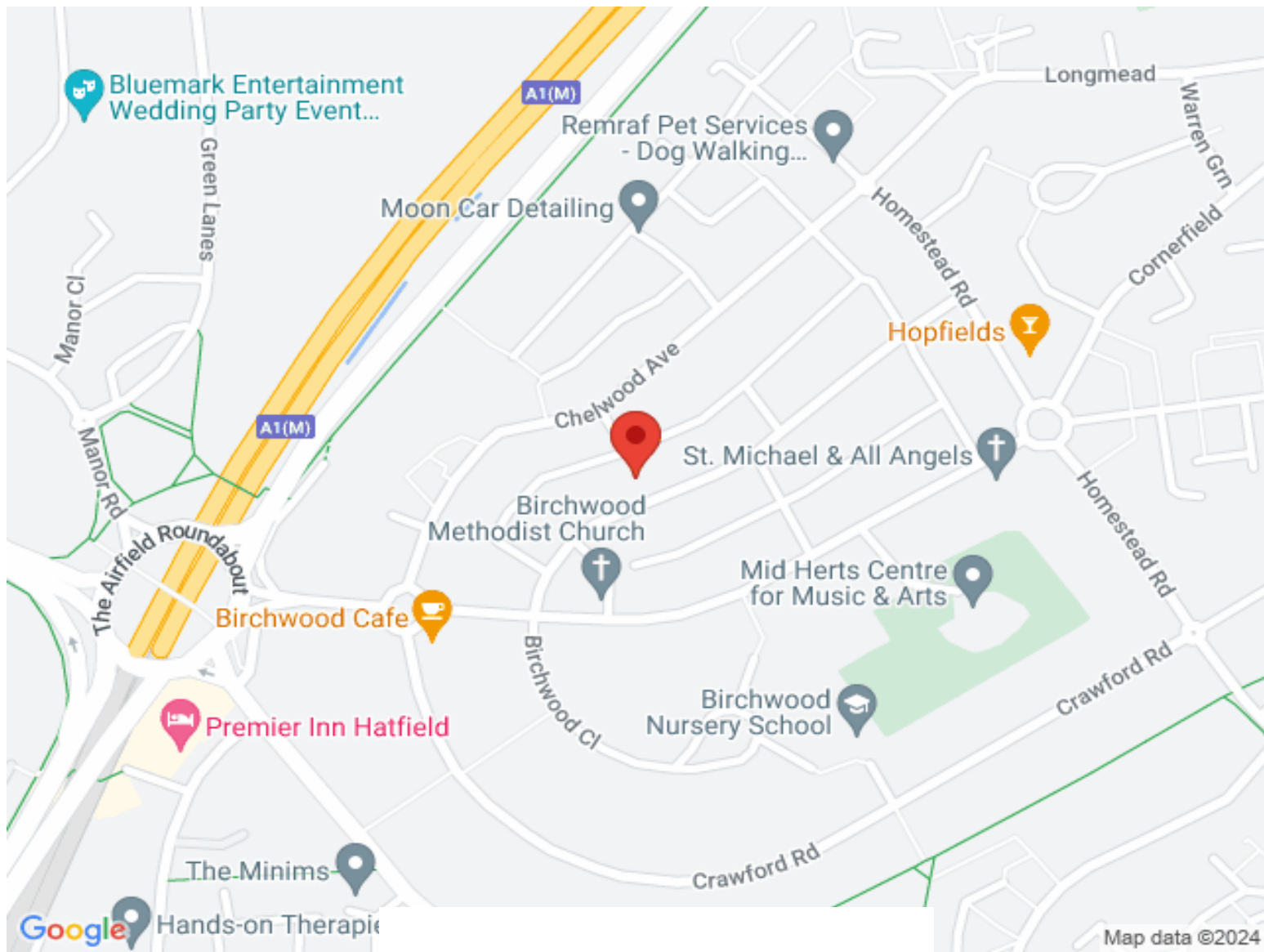


GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.





# BELVOIR!

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