



Because property is personal with...

Goldings Crescent, Hatfield

BELVOIR!

Guide price £305,000



Key Features

- No onward chain
- Three/four-bedroom mid-terrace home
- Well-proportioned layout with scope for cosmetic updating
- HMO potential (subject to correct licensing)
- Spacious kitchen, separate lounge, and flexible dining room/fourth bedroom
- Three bedrooms on the first floor
- EPC rating D





Offered with no onward chain, this well-sized three/four-bedroom mid-terrace property on Goldings Crescent, Hatfield, offers excellent potential for investors, first-time buyers, or anyone looking for a home they can personalise over time. While the property is generally in good condition, it would benefit from some cosmetic updating, providing a great opportunity to enhance its value or tailor it to specific needs.

The accommodation is arranged over two floors and features a spacious fitted kitchen, a bright lounge, and a separate dining room that could also serve as a ground floor bedroom or additional living space. Upstairs are three generously sized bedrooms, a shower room, and a separate WC. Outside, the home enjoys a good-sized rear garden and the added convenience of a garage below the property. With a flexible layout and strong rental potential, the property could suit a range of uses—including conversion to an HMO, subject to the necessary permissions.

Goldings Crescent is ideally situated close to local amenities, including shops, schools, and supermarkets. Hatfield train station is just over a mile away, offering direct routes to London Kings Cross, while the A1(M) and M25 provide easy access for road commuters. The University of Hertfordshire is less than a mile from the property, making it a particularly appealing option for student landlords or university staff.

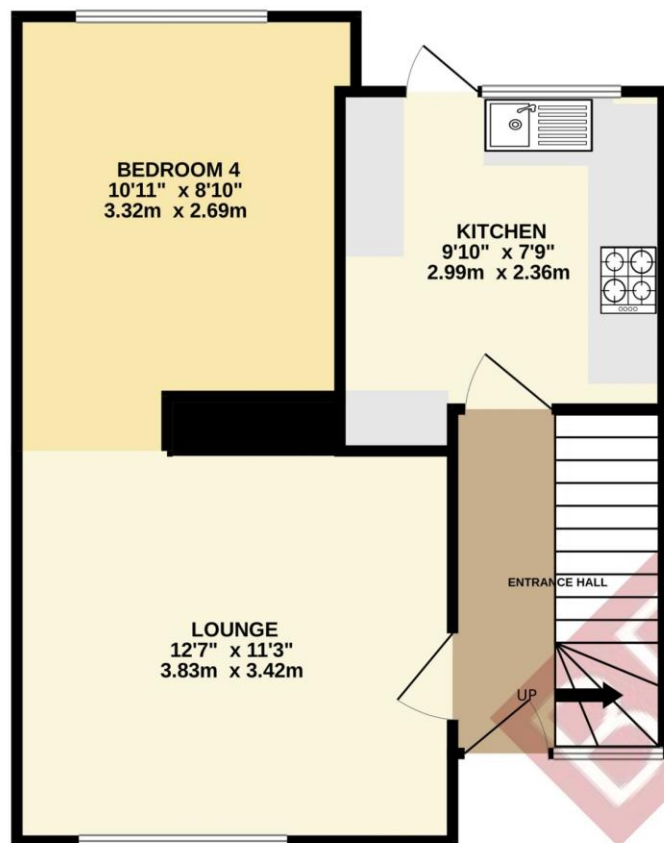
Agent's Notes

Belvoir are advised:
Council tax - Welwyn Hatfield band C

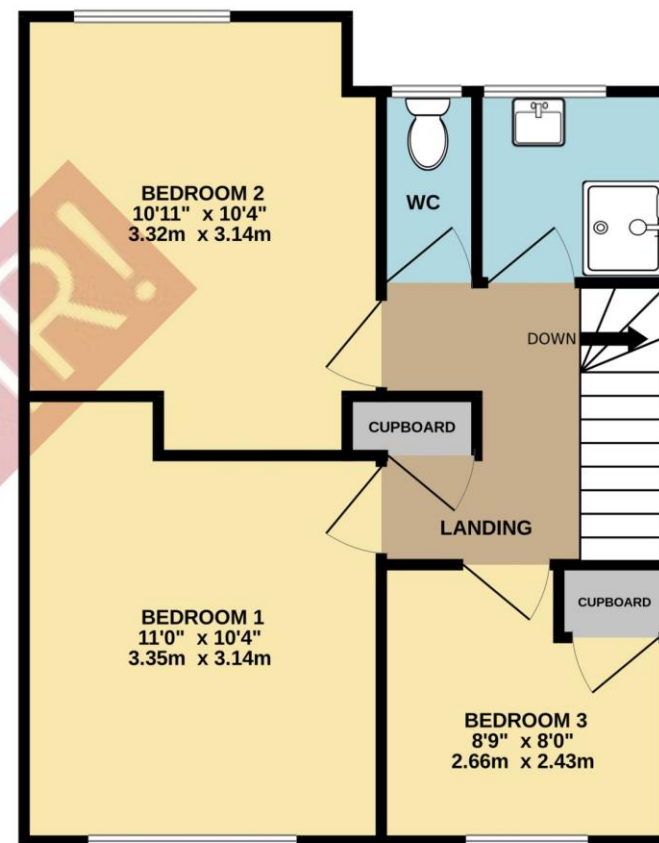
Belvoir Disclaimer

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



1ST FLOOR



19 GOLDINGS CRESCENT

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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