



Selwyn Avenue, Hatfield, AL10 9NP

Offers Over £800,000

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This attractive 1930's five-bedroom family home sits in the heart of the ever-popular Ellenbrook neighbourhood, a peaceful spot surrounded by green spaces and excellent schools. With great road links and the mainline station nearby, commuting is simple, while both Hatfield and St Albans are only a short drive away for shopping, eating out and days out with the family.

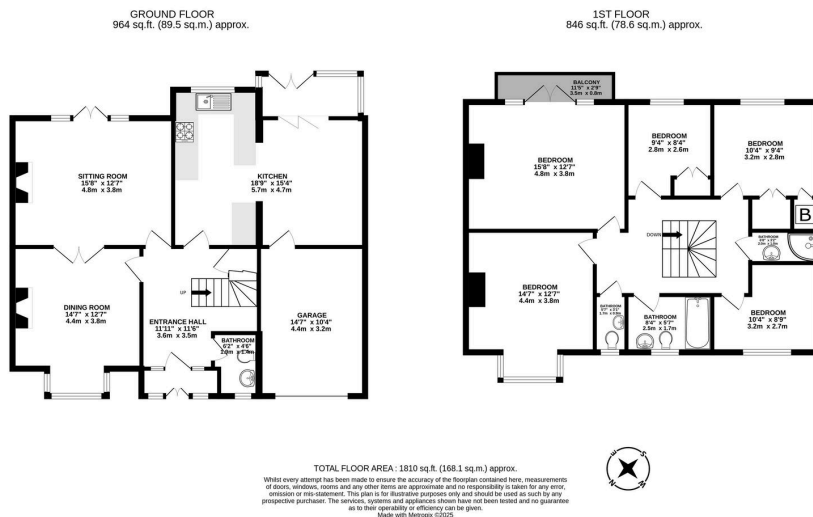
Step inside and you'll find a home that really works for modern family life. The entrance porch leads into a welcoming hallway with a touch of character thanks to its stained-glass window. At the front, the bay-fronted dining room makes a lovely space for family meals or entertaining friends, flowing through to a generous sitting room that opens straight out to the garden. The kitchen/dining room is bright and stylish, with plenty of room for everyday life, and from here you can step into the conservatory to enjoy views of the garden year-round.

Upstairs, there are five comfortable bedrooms, giving everyone their own space. The master bedroom even has its own balcony overlooking the garden — a perfect spot for morning coffee. A modern family bathroom plus a separate shower room and W.C. mean the morning rush is that little bit easier.

The garden is a real highlight. Mature and well cared for, it has a large patio for summer barbecues, a generous lawn for children to play, and colourful borders that bring it all to life.

With off-street parking, an integral garage, and all the flexibility that a growing family might need, this is a home to settle into and enjoy for years to come.





- Attractive 1930's five-bedroom family home in sought-after Ellenbrook
- Spacious sitting room with an attractive fireplace opening directly onto the modern kitchen/dining room with access to the conservatory overlooking the private rear garden
- Family bathroom plus additional shower room and W.C.
- Off-street parking and integral garage
- Peaceful location close to green spaces and popular schools
- Bright bay-fronted dining room complete with a fireplace and with doors to five well proportioned bedrooms, master with balcony
- Mature garden with patio, lawn and stocked borders
- EPC Grade D

