



**3 Bed  
House - Semi-Detached  
located in Hatfield**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

# Ellenbrook Crescent

## Hatfield

### AL10 9RP



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£585,000

Offered CHAIN FREE is this rarely available semi-detached house located in one of Hatfield's most desirable locations. The property is conveniently placed for road links to St Albans & A1(M) together with fast train service to Kings Cross. It comprises of lounge/diner, three good size bedrooms, bathroom, garage and superb landscaped garden. Viewings strictly by appointment.

Aluminium front door with glazed obscure glass leaded light panel with matching glazed side panels. Opens into:

#### HALLWAY

Straight flight stairs to first floor. Covered radiator. White UPVC double glazed window to side. Under stairs storage cupboard which houses gas, electric meters and consumer unit. Doorway to:

#### OPENPLAN LOUNGE/DINER

To the front is the lounge section. Single radiator,. White UPVC double glazed window to front. Stone fireplace with matching hearth and electric coal effect fire. Built in storage cupboards with shelves in a medium wood. Wall lights. Open aspect through to the dining room.

Dining room section. Double radiator. Wall lights. Two further wooden storage units with shelving and one with a glazed display cabinet. To the rear is sliding double glazed patio doors leading to:

#### CONSERVATORY

Polycarbonate roof. Brick base. White UPVC double glazed windows to rear and side. Obscure glazed casement door to side. Power. Double radiator.

#### KITCHEN

Fitted with a range of white wall, drawer and base units with grey working surface above. Tiled splashbacks. Space for an electric oven. Space for a washing machine. Stainless steel sink with mixer tap and drainer. Wall mounted Glow Worm boiler. White UPVC double glazed window to rear. Double glazed obscure glass door to side. Separate larder cupboard with wooden louvre doors and shelving.

#### FIRST FLOOR LANDING

White UPVC double glazed obscure glass window to side. Access to the loft. Doorway to:

#### BEDROOM ONE

Single radiator. White UPVC double glazed window to front.

#### BEDROOM TWO

White UPVC double glazed window to rear. Single radiator. Storage cupboard with louvre doors housing hot water cylinder and with rack shelving.

#### BEDROOM THREE

White UPVC double glazed window to front and to side. Single radiator. Cream storage cupboards.

#### BATHROOM

Features a suite comprising of bath with singular taps. Pedestal sink with singular taps. Close coupled WC. Radiator. Tiled walls. White UPVC double glazed obscure glass window to rear.



### REAR GARDEN

75' x 40' approximately

Accessed from the conservatory or from the kitchen. Leading from the kitchen, there is a covered access area with gates to the front. Pathway leading through to the main section of the garden which has a patio area with gravelled insets. The garden itself is attractively planted with numerous mixed borders. Very secluded with hedging to side and to the rear. At the rear of the property is a timber shed and aluminium greenhouse. Lean-to style part brick part glazed green house which has power. Brick built storage cupboard which has shelving and power and lighting. Doorway through to:



### GARAGE/WORKSHOP

Power and lighting. To the front is an up and over door. To the rear is a window overlooking the lean-to greenhouse.



## FRONT OF PROPERTY

Lawn section enclosed by hedging. Driveway with parking for multiple vehicles. Access to the garage by an up and over door. Gate leading to the rear of the property. Pathway to the front door where there is an arched open porchway with tiled floor and lighting above.

Freehold. Council tax band E.

## Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.





**7 Ellenbrook Crescent, Hatfield, AL10 9RP**



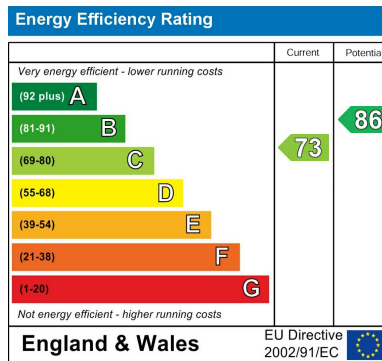


## Ellenbrook Crescent, Hertfordshire AL10

Total Area: 115.3 m<sup>2</sup> ... 1241 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to google maps using property postcode.

### CONTACT

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