



Connells

Birchwood Avenue
Hatfield



Property Description

Guide price - £400,000 - £425,000

Located in the ever-popular Birchwood area, this extended 1930s two-bedroom home offers a wonderful blend of character and modern living. The property features a stylish modern kitchen and a convenient downstairs cloakroom. To the front, there is off-street parking, while the low-maintenance rear garden provides a perfect space to relax and unwind. The home also benefits from a garage and additional parking to the rear, making it ideal for buyers seeking both charm and practicality.

Lounge/Diner

10' 1" x 22' (3.07m x 6.71m)

Solid oak engineered flooring, fireplace, storage.

Kitchen

10' 4" x 11' 3" (3.15m x 3.43m)

Radiator, Island, granite worktops, integrated washing machine, integrated oven and electric hob, two skylights, double to the rear, boiler, door to w/c/

Cloakroom

Low level w/c, wash hand basin,

Accommodation First Floor

Bedroom 1

14' 4" x 9' 7" (4.37m x 2.92m)

Double glazed window to the front, storage, radiator.

Bedroom 2

11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed window to the rear, radiator

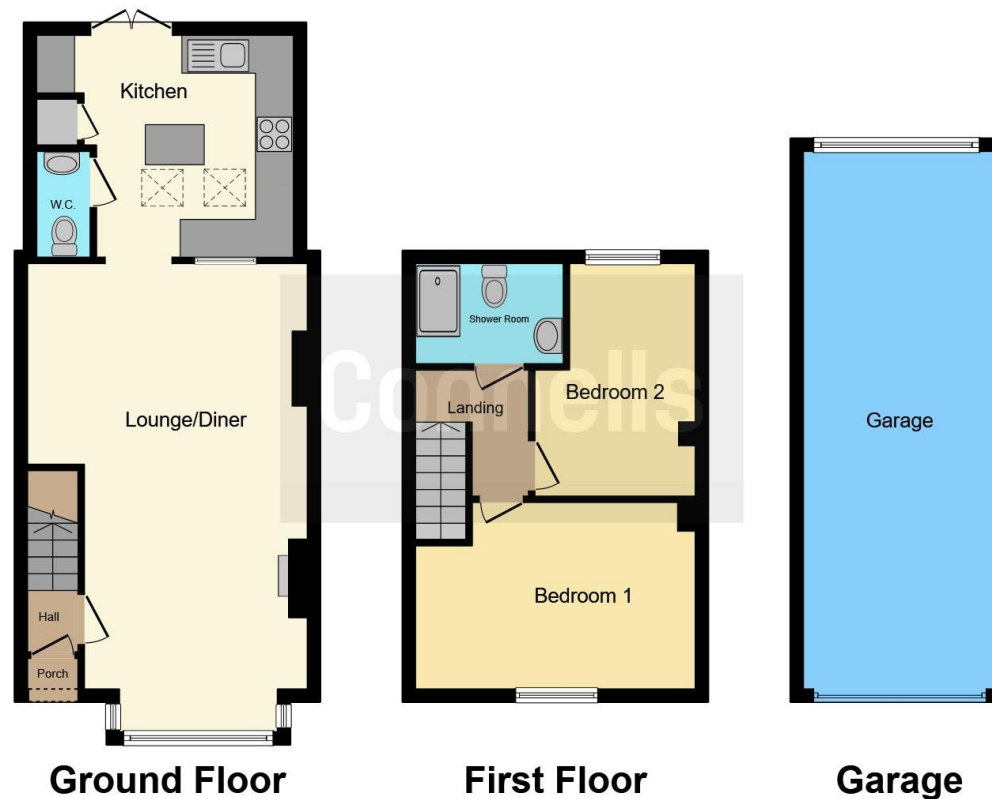
Bathroom

Three piece suite comprising of vanity unit wash hand basin, enclosed shower cubicle, low level w/c, mostly tiled.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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Property Ref: WWY307457 - 0004