



Connells

Selwyn Crescent
Hatfield



Property Description

This beautiful 1930's three double bedroom semi-detached family home which comprises of a porch leading to a hallway with walk in wardrobes and storage cupboards, a cloakroom, an open plan kitchen/lounge/dining room with double doors to the garden and two self-contained annexes with kitchens and bathrooms on the ground floor, on the first floor there are two bedrooms, one with an ensuite and a family bathroom and then on the top floor there is a bedroom with wc and eves storage. Externally there is a private enclosed rear garden and driveway parking for several cars to the front of the property. There is also a utility room and storage area to the rear of the property.

Selwyn Crescent is located in the highly sought after Ellenbrook area of Hatfield situated between Hatfield and St Albans, both are just a short drive away and have an excellent selection of shopping and leisure facilities as well as mainline railway stations to London. The property is close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema as well as having good bus links and easy access to motorway networks.

Entrance Porch

Vinyl flooring.

Entrance Hall

Coat cupboard, radiator and vinyl flooring.

Walk In Wardrobe

Vinyl flooring.

Cloakroom

WC and wash hand basin on vanity unit, heated towel rail and tiled flooring.

Annex One

Window to the front, kitchenette with sink and space for washing machine and fridge freezer, radiator and wood flooring, en suite with wc, wash hand basin and shower, heated towel rail and tiled flooring.

Annex Two

Window to the front, kitchenette with sink and space for washing machine and fridge freezer, radiator and wood flooring, en suite with wc, wash hand basin and bath..

Kitchen/Lounge/Dining Room

Dining room/lounge area - two large windows and double doors to the rear, skylight windows, radiator and vinyl floor.

Kitchen area - door to the rear and window to the side, sky light window, fitted kitchen with an array of wall and base units, work surface, sink and drainer, splash back, electric ovens, induction hob and cooker hood, built in dishwasher and microwave, space for fridge freezer, breakfast bar, radiator and vinyl flooring.

Utility Room

Door to the side and space for washing machine, tumble dryer and fridge freezer,

Bedroom One

Window to the front, radiator and engineered wood flooring.

En Suite

Window to the front, three piece suite

comprising of wc, wash hand basin and shower, engineered wood flooring.

Bedroom Two

Window to the rear, radiator and engineered wood flooring.

Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath, heated towel rail and tiled flooring.

Bedroom Three

Window to the side and rear, laminate flooring. eves storage.

WC

WC, wash hand basin and laminate flooring.

Rear Garden

Artificial grass, decking and paved areas, sunken seating area, flower beds and fences to the borders,

Driveway

Paved driveway.





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

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D

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Tenure: Freehold



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