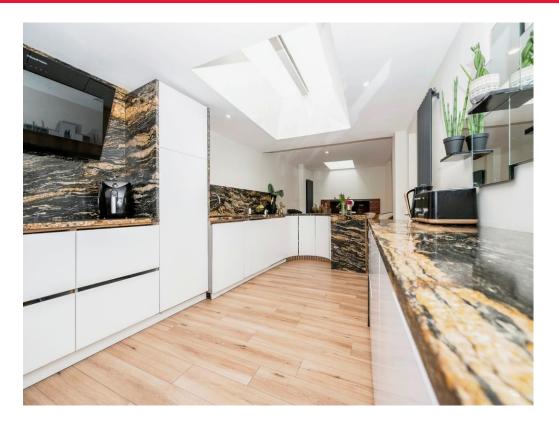


Connells

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.

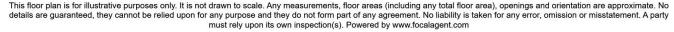
# **Driveway**

Paved driveway.









To view this property please contact Connells on

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view this property online connells.co.uk/Property/MWK305391

**EPC Rating: D** 





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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