



**Connells**

Selwyn Crescent  
Hatfield



### Property Description

A beautiful 1930's THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME with an open plan lounge/diner leading through glazed sliding doors to the kitchen/breakfast room which has double doors to the rear garden, a utility room and a cloakroom on the ground floor then three bedrooms and a family bathroom on the first floor. Externally there is an enclosed rear garden with a shed and summer house and a blocked paved driveway to the front. This property also benefits from a studio room with its own entrance and en-suite shower room.

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 Hall

Coving to the ceiling, under stairs cupboard, radiator and tiled flooring,

### Cloakroom

Window to the side, wc and wash hand basin, radiator and tiled flooring.

### Lounge

12' 3" max x 13' 7" into bay window ( 3.73m max x 4.14m into bay window )  
Bay window to the front, coving to the ceiling, gas fire place, radiator and laminate flooring,

### Dining Room

11' 2" max x 11' 2" max ( 3.40m max x 3.40m max )

Coving to the ceiling, radiator and laminate flooring.

### Kitchen

16' 5" x 9' 9" ( 5.00m x 2.97m )  
Double doors and windows to the rear, door to the side, to the rear, coving to the ceiling, fitted kitchen with an array of wall and base units, work surface and upstand, sink and drainer, built in microwave, electric oven and gas hob, built in dishwasher, space for American fridge freezer, radiator and tiled flooring.

### Utility Room

6' 9" x 7' 8" ( 2.06m x 2.34m )  
Window to the side, sink and drainer, space for washing machine, tumble dryer and freezer, tiled flooring.

### Landing

Window to the side, access to the loft, carpet.

### Bedroom One

13' 8" into bay window x 11' 2" max ( 4.17m into bay window x 3.40m max )  
Bay window to the front, coving to the ceiling, radiator and carpet.

### Bedroom Two

11' 1" max x 17' 3" max ( 3.38m max x 5.26m max )  
Window to the rear, coving to the ceiling, radiator and carpet.

### Bedroom Three

7' 2" x 7' 6" ( 2.18m x 2.29m )  
Window to the front, coving to the ceiling, radiator and carpet.

### Bathroom

Window to the rear, four piece suite comprising of wc, wash hand basin in

vanity unit, bath with hand shower and separate shower, heated towel rail, airing cupboard and coving to the ceiling.

### Driveway

Block paved driveway for several cars and brick wall to the borders,

### Rear Garden

Laid to lawn with patio area, fences, flower beds and trees to the borders, summer house and shed.

### Studio

7' 6" max x 10' 6" max ( 2.29m max x 3.20m max )

Window and door to the side, TV point, carpet, fully tiled en suite all ready to add a shower and wc.





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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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