



**Connells**

Selwyn Crescent  
Hatfield





### Property Description

This beautifully presented 1930's FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME comprises of a kitchen with bi folding doors to the rear garden, lounge, dining room, cloakroom and utility room on the ground floor and then four bedrooms, one with en suite and a family bathroom on the first floor. Externally there is an enclosed rear garden with rear access, an integral garage and driveway parking. This property also benefits solar panels.

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

Picture rail, radiator and Karndean flooring.

### Cloakroom

Wc, wash hand basin and Karndean flooring.

### Lounge

25' max into bay window x 11' 1" ( 7.62m max into bay window x 3.38m )

Bay window with door to the rear, picture rail, electric fire, radiator and Karndean flooring.

### Dining Room

14' into bay window x 11' 1" max ( 4.27m into bay window x 3.38m max )

Window to the front, picture rail, log fire, radiator and Karndean flooring.

### Kitchen

25' 1" max x 16' max ( 7.65m max x 4.88m max )

Bi fold doors to the rear, window to the side, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, Island with plug sockets, three built in ovens, two warming drawers, built in microwave/oven combi, induction hob, cooker hood, space for wine cooler, space for American fridge freezer, built in dishwasher, under floor heating, Karndean flooring.

### Utility Room

11' x 6' ( 3.35m x 1.83m )

Stable door to the side, light tunnel, wall and base units, sink and drainer, space for dishwasher, washing machine and tumble dryer, electric radiator and Karndean flooring,

### Landing

Window to the side, picture rail, airing cupboard, carpet.

### Bedroom One

13' 1" max into bay window x 15' 1" max ( 3.99m max into bay window x 4.60m max )

Bay window to the rear, picture rail, radiator and carpet.

### En Suite

Window to the side, three piece suite comprising of wc, wash hand basic in vanity unit and shower, heated towel rail, electric under floor heating,

### Bedroom Two

14' into bay window x 10' plus wardrobe ( 4.27m into bay window x 3.05m plus wardrobe )

Bay window to the front, picture rail, carpet and radiator.

### Bedroom Three

13' x 7' ( 3.96m x 2.13m )

Window to the rear, picture rail and carpet.

### Bedroom Four

11' x 8' ( 3.35m x 2.44m )

Window to the front, picture rail, radiator and carpet.

### Bathroom

Window to the front, three piece suite comprising of wc, wash hand basin in vanity unit and bath, heated towel rail, fully tiled.

### Rear Garden

100 ft garden laid to lawn with patio area, two sheds one of which has power and light, flower beds and fences to the borders.

### Driveway

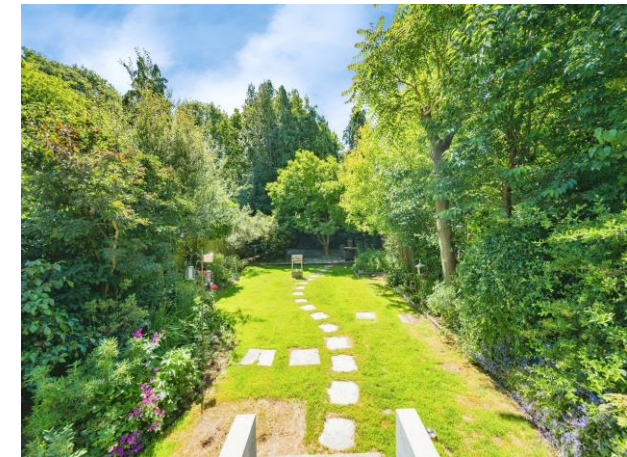
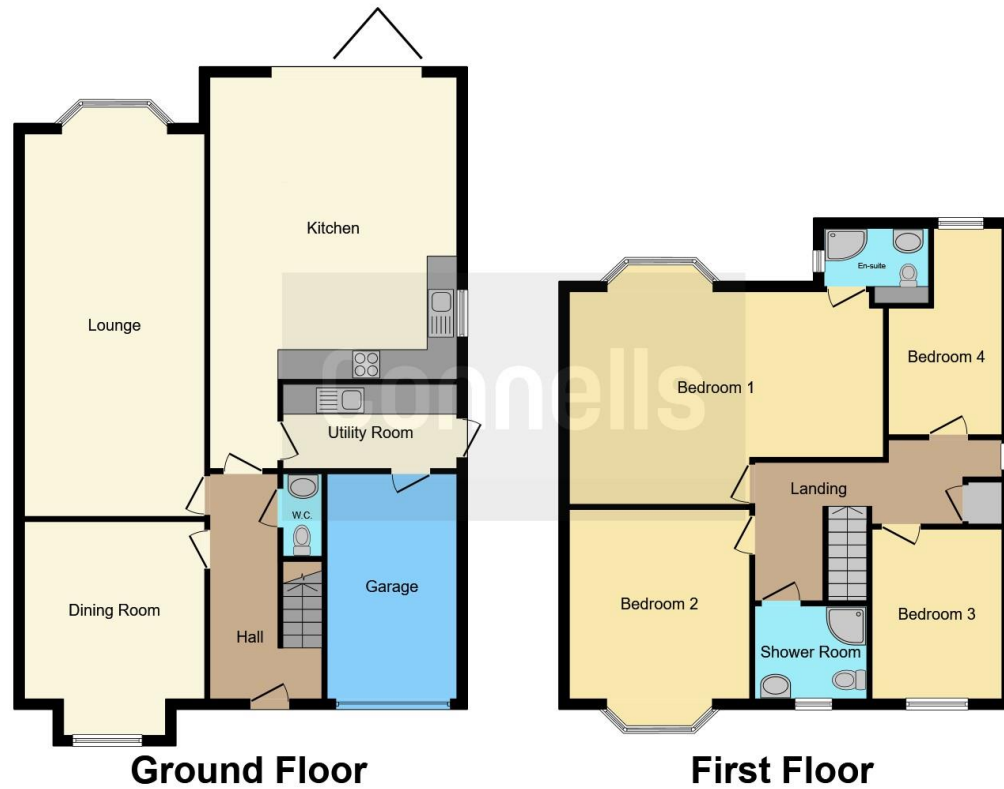
### Garage

14' 1" x 8' ( 4.29m x 2.44m )

Door to the side, barn doors to the front, water softner, power and light.







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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