



Connells

Shallcross Crescent
Hatfield

Shallcross Crescent Hatfield AL10 9QH

for sale guide price
£375,000



Property Description

This three bedroom end terraced family home comprises of an entrance hall, kitchen with door to the rear, utility room with door to the front, spacious lounge/diner with door to the rear on the ground floor then three good sized bedrooms, a bathroom and separate wc on the first floor. Externally there is a large enclosed rear garden.

Shallcross Crescent is located 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. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.

Entrance Hall

Radiator and carpet.

Lounge

10' 1" max x 18' (3.07m max x 5.49m)
Window to the front and rear, door to the rear, radiator and carpet.

Kitchen

9' x 7' 1" (2.74m x 2.16m)
Window and door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, space for cooker, space for washing machine, dishwasher and tumble dryer, lino flooring.

Utility Room

Door to the front, space for fridge freezer and radiator.

Bedroom One

11' 1" max x 10' 1" max (3.38m max x 3.07m max)
Window to the front, radiator and carpet.

Bedroom Two

6' x 10' (1.83m x 3.05m)
Window to the front, cupboard, radiator and carpet.

Bedroom Three

7' 1" x 8' 6" (2.16m x 2.59m)
Window to the rear, cupboard, radiator and carpet.

Bathroom

Window to the rear, wash hand basin and bath with electric shower over, radiator and lino flooring.

Wc

Window to the rear, wc, radiator and lino flooring.

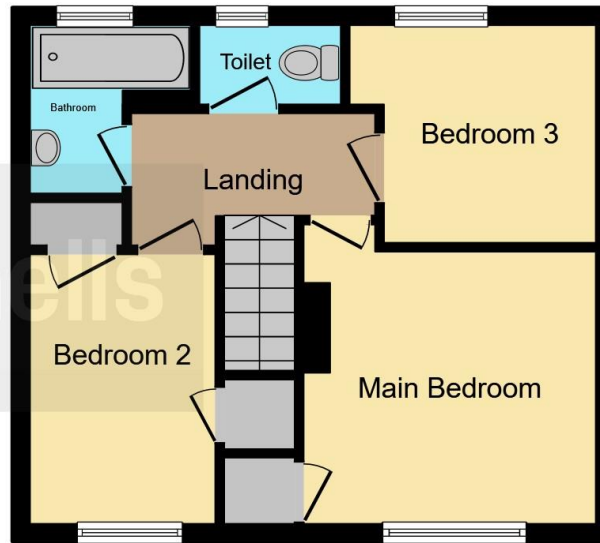
Rear Garden

Mainly laid to lawn with patio and fences to the side and back and a wall to the front and side, shed and wooden pergola.





Ground Floor



First Floor



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

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Tenure: Freehold



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