

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Cecil Crescent, Hatfield Freehold Guide Price £475,000

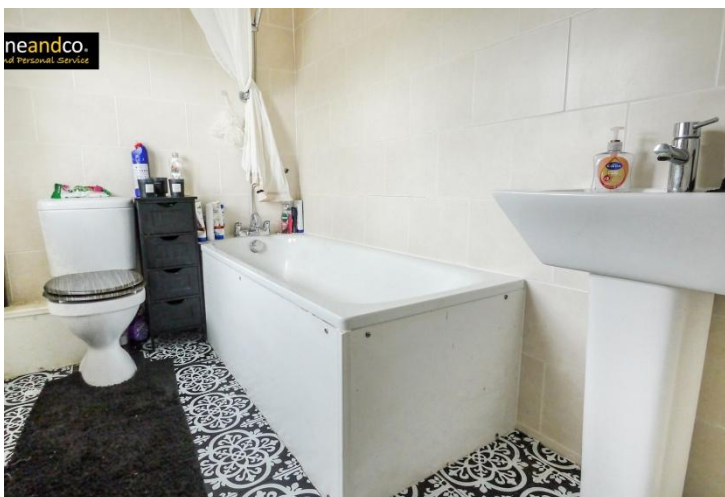
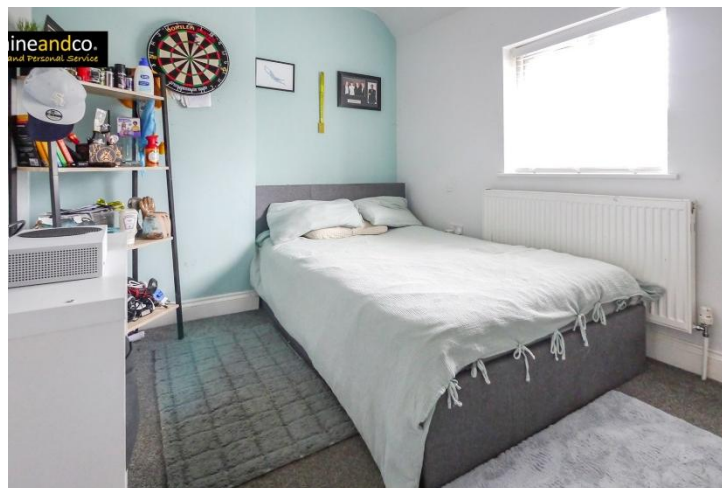


A spacious semi detached four bedroom family home with dual aspect living spaces and modern kitchen. Featuring a large rear garden with decking and patio areas WITH HUGE POTENTIAL TO EXTEND (STPP) and a driveway for three vehicles.

- Semi detached family home
- Driveway for three vehicles
- Four bedrooms
- Two reception rooms
- Large rear garden with huge potential to extend (STPP)
- Modern kitchen
- Popular Birchwood area
- Close to Hatfield Town centre and Hatfield Station
- Bright and welcoming
- An ideal investment or first time purchase



Cecil Crescent, Hatfield



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Outside

Three car driveway, side access to the garden, large rear garden with decking, patio, grassed areas, and storage shed.

Porch

Bright and welcoming with dual side aspect double glazed windows, carpeted floor, and doors leading to living and dining areas.

Living Room

Carpeted with two double-glazed windows to front and rear, double doors opening to the rear garden, gas radiator, fireplace, and fitted storage.

Dining Room

Laminate flooring, dual aspect windows to front and side, gas radiator, and large under stair storage cupboard.

Kitchen

Tiled flooring, window to rear overlooking garden, door to garden, tiled splash backs, gas oven and hob with extractor, washing machine, tumble dryer, space for fridge/freezer, roll over work surfaces, base and eye level units, door to wc.

Ground Floor WC

Low level flush wc, wall mounted hand wash basin, window to side, tiled floor, part tiled walls.

1st Floor Landing

Carpeted with rear double glazed window and loft access.

Family Bathroom

Tiled floor and part tiled walls, low level flush wc, panel enclosed bath with shower attachment, pedestal hand basin, heated towel rail, double glazed window to rear, extractor fan.

Master Bedroom

Carpeted floor, built in wardrobe, radiator, window to front.

Bedroom Two

Carpeted, radiator, double glazed window to front, storage cupboard above stairs.

Bedroom Three

Carpeted, radiator, double glazed window to rear.

Bedroom Four / Office

Carpeted, radiator, double glazed window to rear.

Further Details

The property is Freehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.