



Selwyn Crescent

Hatfield | Hertfordshire | AL10 9NL

£650,000



STEP INSIDE

Selwyn Crescent

An Exceptionally Spacious and Immaculately Presented Extended Three-Bedroom Semi-Detached Home.

Situated in the highly desirable Ellenbrook Estate, this beautifully maintained property offers exceptional space and convenience. Perfectly positioned near excellent local schools, Hatfield Business Centre, and major road and rail links, this home provides an ideal setting for families and professionals alike.

The bright and expansive interior features uPVC windows and doors, quality wood flooring throughout the ground floor, and gas central heating. The living space includes a welcoming lounge and dining room, as well as a remarkable open-plan area at the rear. Here, you'll find an extensively fitted kitchen with modern finishes and the added comfort of underfloor heating. A cloakroom, a generously sized landing, three well-proportioned bedrooms, and a luxurious bath/shower room with WC complete the accommodation, ensuring both style and practicality.

Outside, the rear garden is mainly laid to lawn, complemented by a delightful decking area perfect for outdoor entertaining or relaxation. The property also benefits from side access and a driveway that comfortably accommodates at least two cars. Offered chain-free, this exceptional home is ready for its new owners to move in and enjoy. Schedule your viewing today to experience all it has to offer.









STEP OUTSIDE

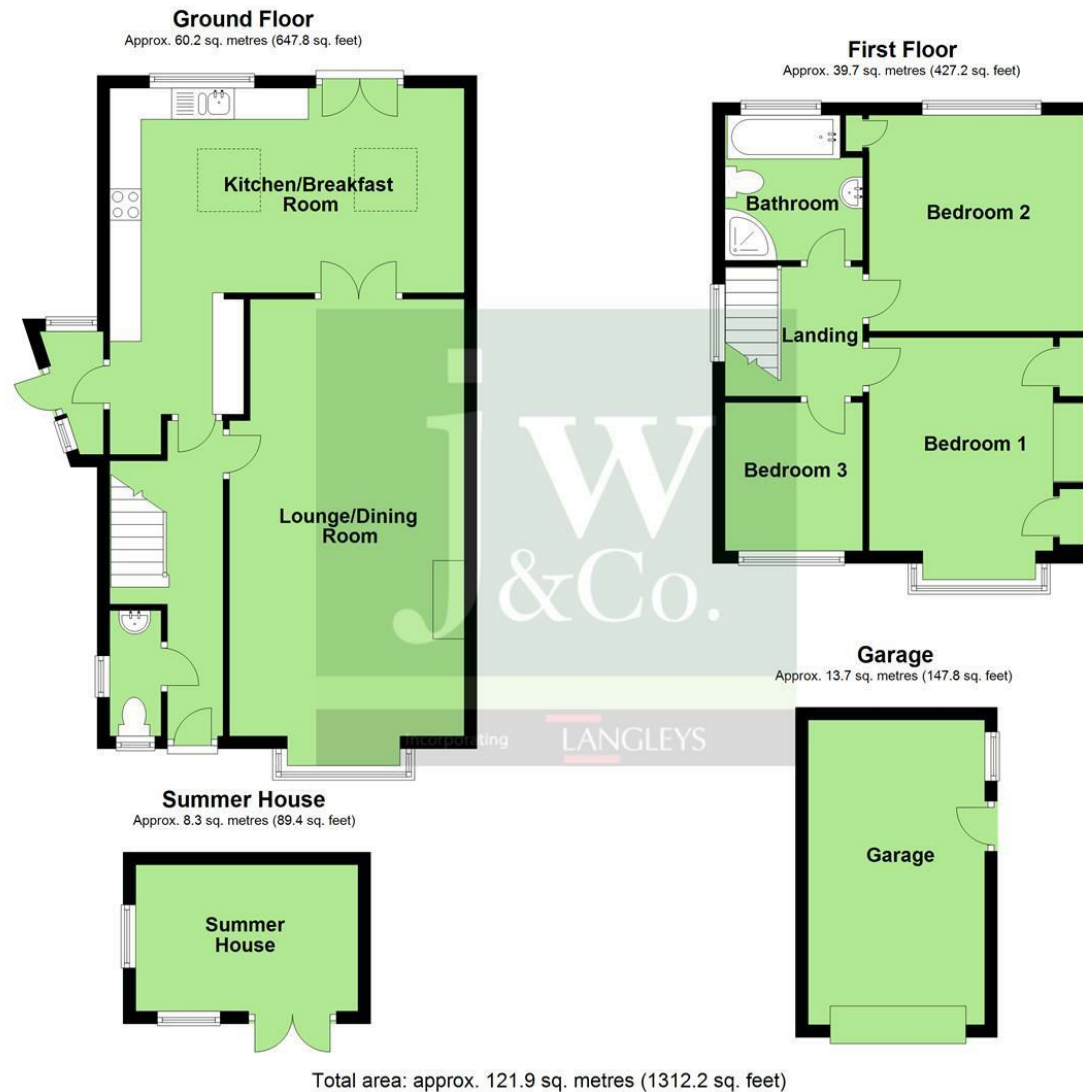
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The Ellenbrook Estate in Hatfield is renowned for its idyllic blend of tranquillity and convenience, making it an exceptional place to call home. Surrounded by green spaces and tree-lined streets, the estate offers a peaceful and family-friendly atmosphere, ideal for those seeking a retreat from the bustle of city life. Its well-maintained parks and proximity to nature reserves provide residents with ample opportunities for outdoor activities, from leisurely strolls to weekend picnics, all while enjoying the serene beauty of the countryside.

Beyond its natural appeal, the Ellenbrook Estate boasts outstanding connectivity and accessibility. It is conveniently located near major road links, including the A1(M) and M25, ensuring easy travel to nearby towns and cities. Hatfield's mainline train station is just a short drive away, providing direct services to London and beyond, making it a perfect location for commuters. The area is also well-served by local amenities, including shopping centres, grocery stores, and healthcare facilities, ensuring that everything you need is within easy reach.

Families are particularly drawn to the Ellenbrook Estate for its proximity to top-rated schools and educational institutions. With a range of highly regarded primary and secondary schools nearby, as well as the prestigious University of Hertfordshire just minutes away, the area provides excellent learning opportunities for all ages. Combined with a strong sense of community and a variety of leisure activities, Ellenbrook truly offers a lifestyle that balances convenience, education, and quality of life.





Entrance Hall

Cloakroom

Lounge/Dining Room
25'5" x 11'2"

Kitchen/Breakfast Room
17'9" x 20'5"

Landing

Bedroom One
13'9" x 9'10"

Bedroom Two
11'3" x 11'3"

Bathroom

Bedroom Three
7'3" x 7'9"

Rear Garden

Summer House
11'7" x 7'8"

Garage
15'11" x 9'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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