



Crawford Road, Hatfield – AL10 0PB

£425,000 Freehold

SEMI DETACHED HOUSE • THREE BEDROOMS • LIVING ROOM WITH ELECTRIC FIREPLACE • KITCHEN/DINER • GROUND FLOOR BATHROOM • DRIVEWAY & GARAGE • OPPORTUNITY TO EXTEND (STPP) • CHAIN FREE • FREEHOLD • EPC RATING – D

KINGS
SALES LETTINGS MANAGEMENT



Ideally positioned for access to Hatfield train station, the Town Centre, Old Hatfield and a multitude of other amenities including shops and schools is this well presented three bedroom semi detached house. The ground floor comprises a living room with electric fireplace, kitchen/diner offering good storage and worktop space and a family bathroom with separate w/c. The first floor features a large master bedroom with fitted wardrobes and dresser, second double bedroom and a single bedroom. The property further benefits from a large South-East facing rear garden, driveway, garage, presents an opportunity to extend subject to the necessary permissions and consents and is offered for sale on a chain free basis.



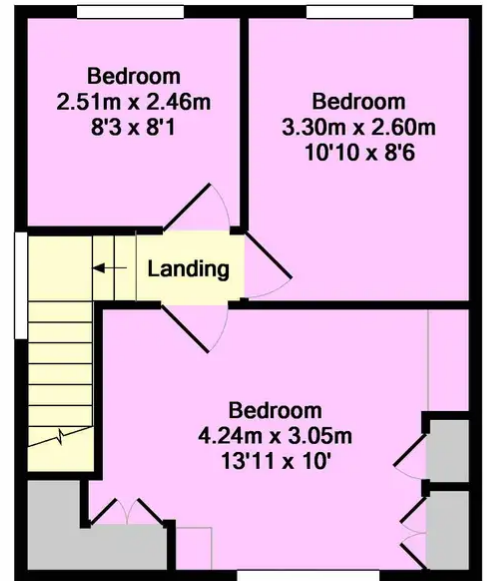
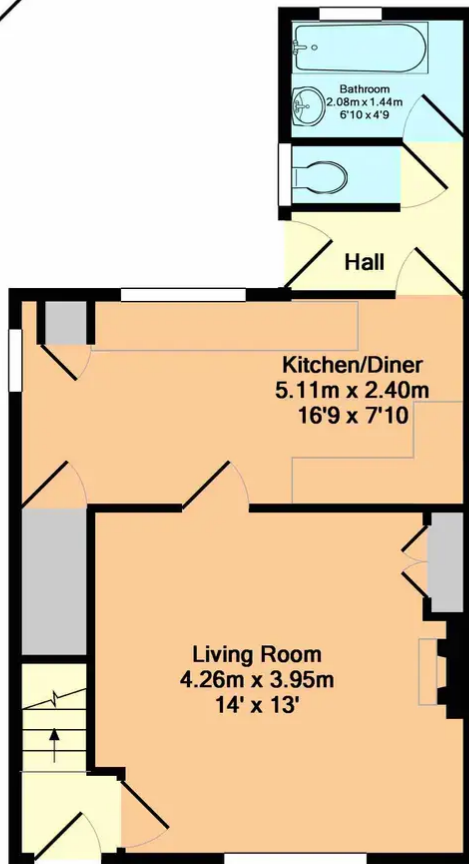
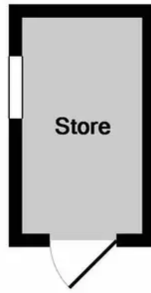
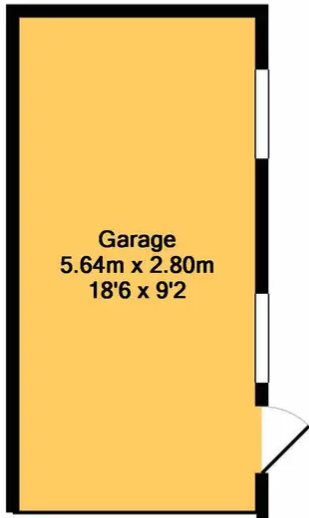
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency
Rating: C

EPC Environmental Impact
Rating: D





Ground floor
Approx. Floor
Area 58.4 Sq.M.
(628 Sq.Ft.)

1st floor
Approx. Floor
Area 32.4 Sq.M.
(349 Sq.Ft.)

Total Approx. Floor Area 90.8 Sq.M. (978 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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