



Birchwood Avenue, Hatfield - AL10 0PS

Offers in excess of £400,000 Freehold

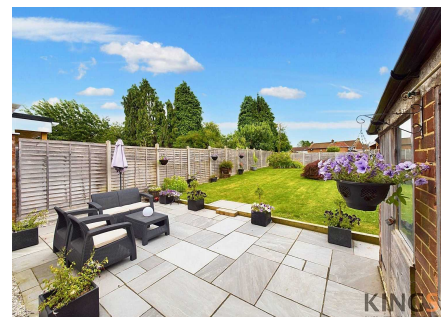
MID TERRACE HOUSE • THREE BEDROOMS • KITCHEN/DINER • SUN ROOM • APPROX 75FT SOUTH FACING REAR GARDEN • DRIVEWAY FOR SEVERAL CARS • NEARBY TO AMENITIES • POTENTIAL TO EXTEND (STPP) • FREEHOLD • EPC RATING - TBC

KINGS

SALES LETTINGS MANAGEMENT



OPEN DAY BY APPOINTMENT ONLY FRIDAY 9TH AUGUST 2.30pm - 6pm.
Situating in the desirable Birchwood area of Hatfield near to many local shops and amenities including Birchwood Avenue Primary School and Nursery, Hatfield House & Park and Hatfield Train Station (fast train to Kings Cross & Moorgate line) is this well presented three bedroom mid terrace house. The ground floor comprises an inviting entrance hall, living room with patio doors leading to a sun room and a kitchen/diner. The first floor features a master bedroom with fitted wardrobe, second double bedroom with in built storage, third single bedroom with fitted wardrobe and a family bathroom. This home further benefits from side access, approximately 75ft South facing rear garden with brick built storage, driveway for up to three vehicles and could be extended subject to the necessary permissions and consents.

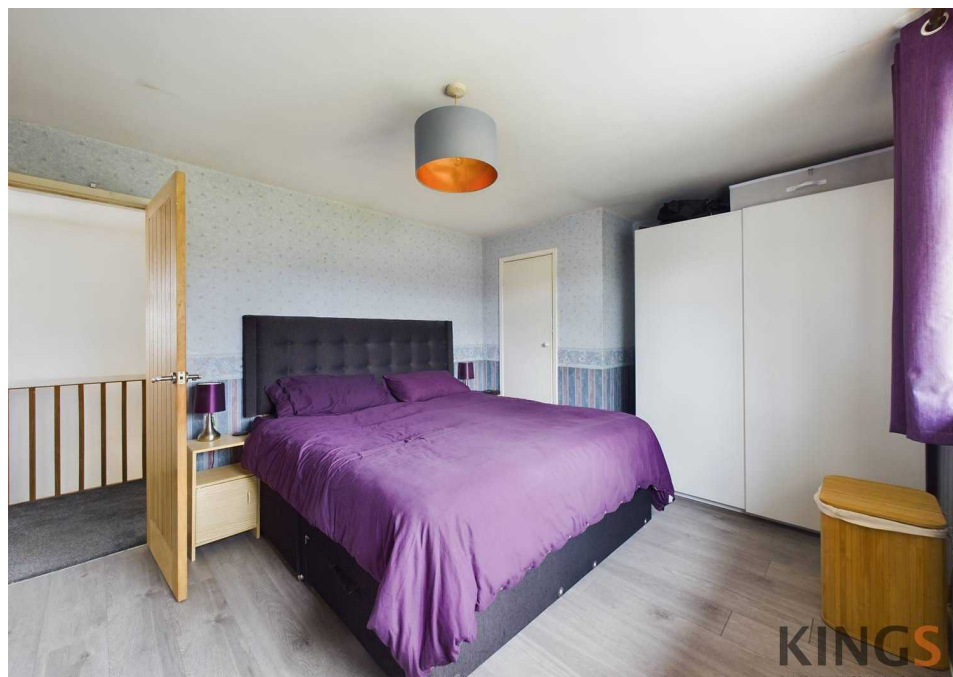
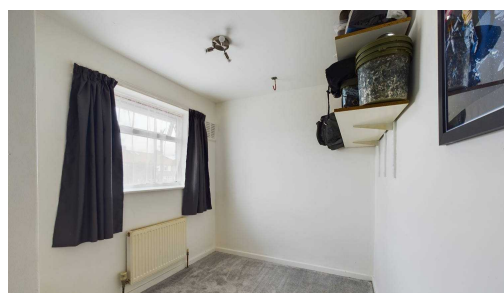


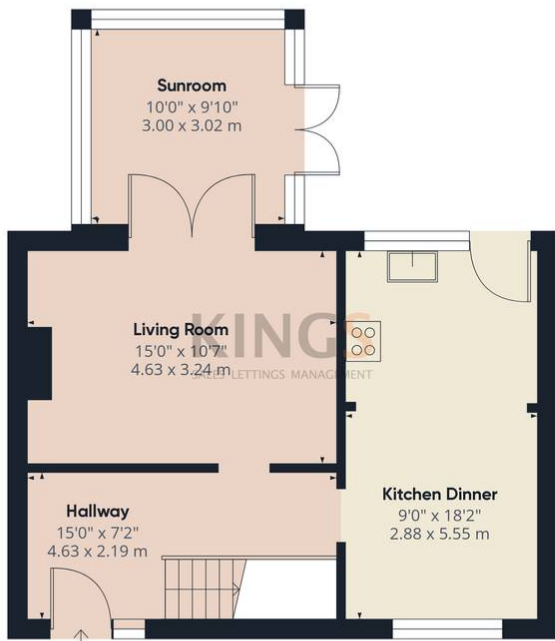
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency
Rating: D

EPC Environmental Impact
Rating:





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1024.08 ft²
95.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

