

84, Crawford Road, Hatfield

AL10 0PE

Offers In Excess Of £550,000

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84 Crawford Road, Hatfield, Herts, AL10 0PE

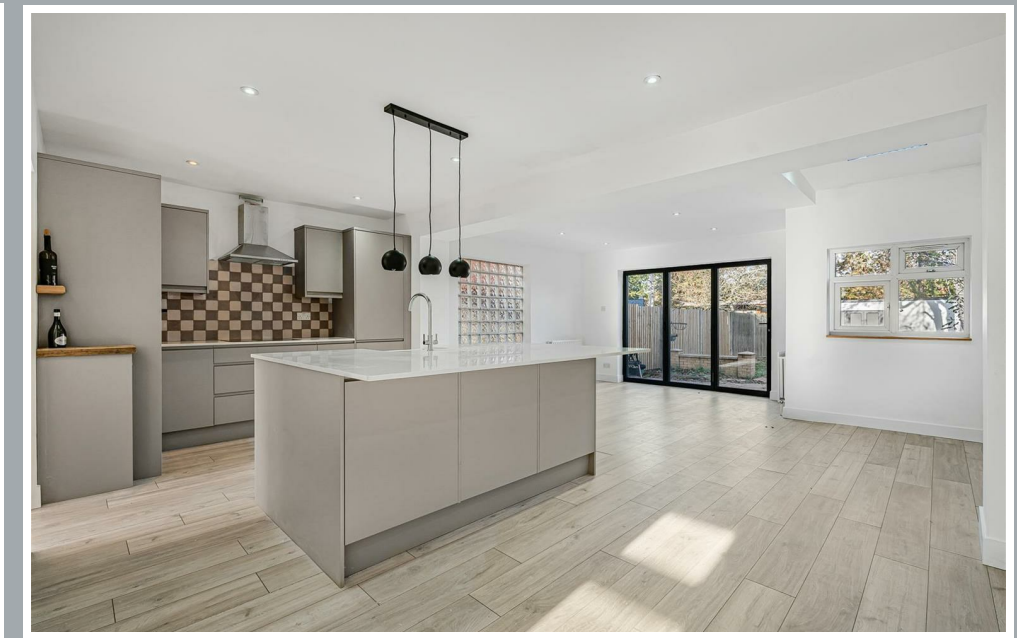
****CHAIN FREE - KEYS HELD**** Situated within the highly desirable Birchwood area of Hatfield, this exceptionally well-presented four-bedroom semi-detached family home has undergone an extensive programme of modernisation and refurbishment, with newly installed fixtures, fittings and finishes throughout. Finished to a high standard, the property benefits from a newly fitted front door, contemporary lighting, new flooring and carpets throughout, offering a superb turn-key opportunity for prospective purchasers. Ideally positioned within walking distance of local shops, amenities, Birchwood Primary School and Hatfield railway station, the property offers the perfect combination of modern family living and everyday convenience. At the heart of the home is the stunning open-plan kitchen, dining and living space, thoughtfully designed with modern family life and entertaining in mind. The newly fitted kitchen features elegant quartz worktops, a central island and a contemporary finish, creating a wonderfully sociable environment. The generous open-plan layout provides excellent space for family gatherings and entertaining, while newly installed bi-folding doors create a seamless connection between the living accommodation and rear garden. Further benefits include a welcoming entrance hallway, inner lobby, separate utility room and contemporary downstairs cloakroom. To the first floor, the principal bedroom features newly installed sliding doors opening onto a Juliet balcony and a contemporary en-suite shower room. There are three further bedrooms and a well-appointed family bathroom, with new carpets and modern finishes. Externally, The detached garden office/games room is complete with double-glazed windows, newly installed patio doors, lighting, a newly installed dedicated electricity supply, running water and independent heating via radiators.

Crawford Road is conveniently situated within a popular residential area of Hatfield, offering easy access to a wide range of local amenities, schooling and excellent transport connections. Hatfield town centre provides a selection of shops, supermarkets, cafés and everyday facilities, while the nearby Galleria Shopping Centre offers additional retail outlets, restaurants and leisure facilities. The area also benefits from attractive green spaces, including Hatfield Park and the historic Hatfield House and its extensive grounds. For commuters, Hatfield railway station provides regular services into London King's Cross and Moorgate, while the nearby A1(M) offers excellent road links to London, the M25 and surrounding towns, including St Albans, Welwyn Garden City and Hertford.
The area is also well served by a selection of primary and secondary schools, together with the University of Hertfordshire, making Crawford Road a convenient location for families, professionals and commuters alike.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









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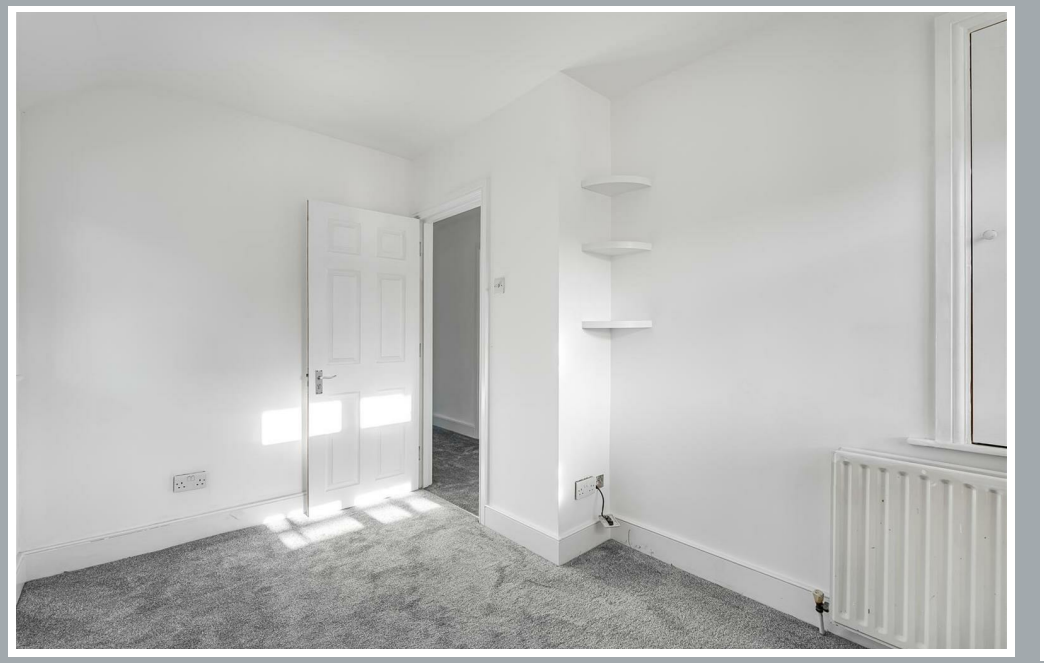



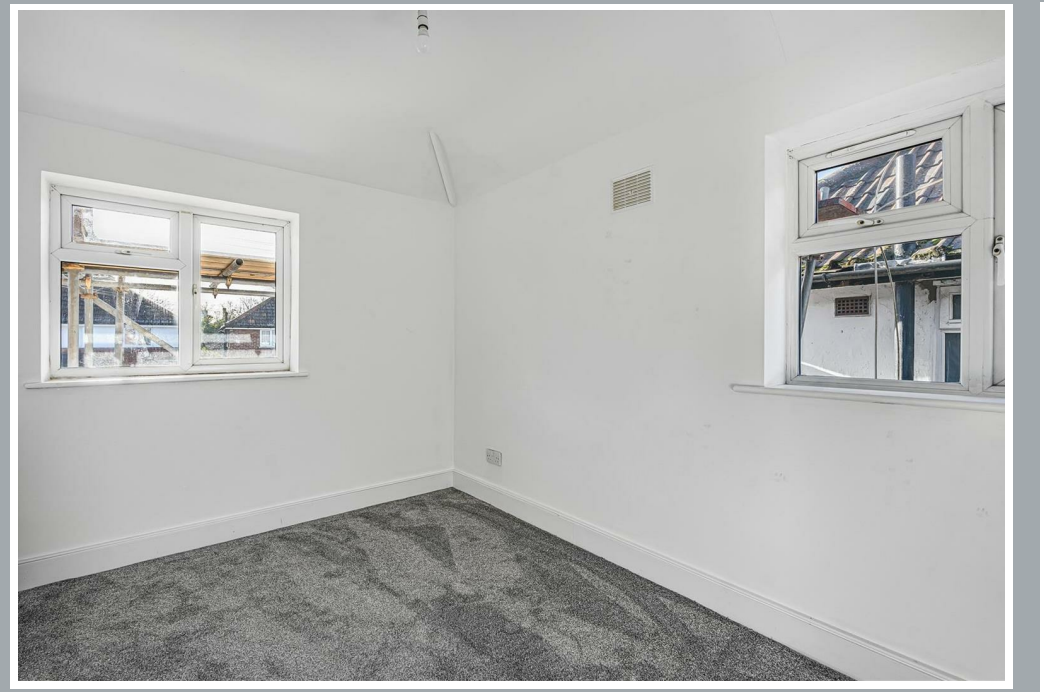











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Approximate Gross Internal Area 1129 sq ft - 104 sq m
(Excluding Outbuilding)

Ground Floor Area 597 sq ft – 55 sq m
First Floor Area 532 sq ft – 49 sq m
Outbuilding Area 143 sq ft – 13 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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