



**46 Furzen Crescent, Hatfield  
AL10 9QJ**

**Price Guide £335,000**

CALLING ALL INVESTORS IDEAL BUY TO LET OPPORTUNITY FOR THIS FOUR BEDROOMS HOUSE!!!!

Absolute property are delighted to offer this 3/4 bedroom student house conveniently situated for local amenities and the University of Hertfordshire. The property benefits from a large kitchen/diner, separate communal lounge/bedroom, double glazing, gas central heating, off street parking for two cars, recently refurbished shower room, separate w/c, private rear garden and comes with the added advantage of being offered on a chain free basis. Call now for more information or to book a viewing.



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## Reception room

9'7" x 12'7" (2.926m x 3.86m )

Currently being used as a bedroom, laminate wood flooring throughout , double glazed window to front aspect.



## Lounge/Bedroom

10'2" x 13'3" (3.107m x 4.040)

Flexible space suitable as a fourth bedroom or lounge, laminate wood flooring throughout, double glazed window to rear

## Kitchen

9'9" x 11'10" (2.979 x 3.609)

Range of eye and base level units, integrated gas hob and oven, free standing washing machine, fridge/freezer and door providing access to the rear garden

## First floor landing

Leading to - upstairs three bedrooms, separate WC and shower room

## Bedroom 1

10'7" x 10'3" (3.228 x 3.133)

Double bedroom, wood laminate flooring, double glazed window to front, built in wardrobe/storage cupboard.



## Bedroom 2

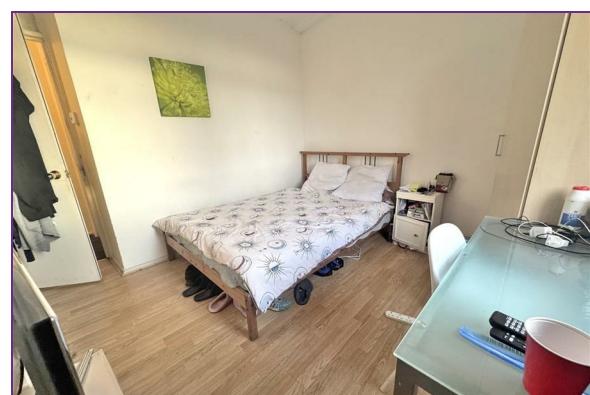
6'6" x 10'3" (2.004 x 3.134)

Double bedroom, laminate wood flooring, double glazed window to front.

## Bedroom 3

8'1" x 8'3" (2.464m x 2.530)

Single bedroom, laminate wood flooring, double glazed window to side.



## Guest WC

3'0" x 5'5" (0.925 x 1.675)

Separate low level WC



## Main bathroom

6'4" m 4'3" (1.938 m 1.313)

Modern bathroom suite, shower cubicle, hand wash basin with single mixer tap, heated towel rail.

