

3 Bed House - Terraced
located in

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

**Birchwood Avenue
Hatfield
AL10 0PR**



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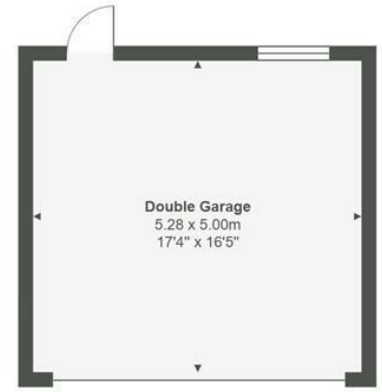
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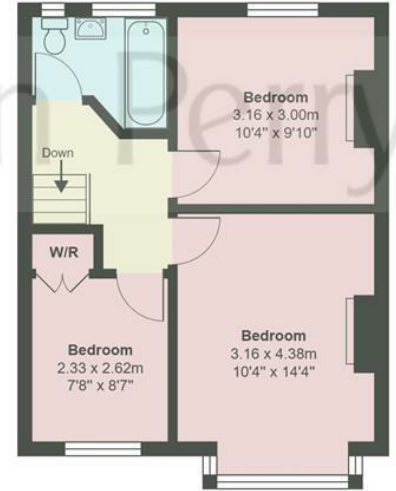
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Ground Floor
Area: 43.3 m² ... 466 ft²



Outbuilding
Area: 26.4 m² ... 284 ft²



First Floor
Area: 38.5 m² ... 415 ft²

Birchwood Avenue, Hertfordshire AL10

Total Area: 108.5 m² ... 1167 ft²

All measurements are approximate and for display purposes only

Duncan Perry

£460,000

CONTACT

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SUMMARY

We are pleased to offer for sale this well presented 3-bedroom home located in the Birchwood area of Hatfield within reach of good schools and other local amenities. The property features a good size lounge, kitchen/diner, conservatory, family bathroom and 3 bedrooms. Externally there is a generous lawned garden which then leads on to a double garage to the rear and to the front of the property there is off street parking and EV charging point. Viewings by appointment only.

DIRECTIONS

Please refer to google maps using property postcode.

Energy Efficiency Rating	
Current	Potential
74	89
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	