



Connells

Birchwood Avenue
Hatfield



Property Description

Situated within the sought after Birchwood area of Hatfield, this three bedroom end of terrace property offers comfortable and practical living in a well established residential location. Built approximately 18 years ago, the home has been well maintained and remains in good condition throughout.

The accommodation provides well balanced living space, ideal for families, first time buyers or investors alike. Externally, the property benefits from parking for two cars on own private driveway to the rear, adding convenience and ease of access. The location is particularly appealing, with a range of local shops and amenities close by, along with good transport links and everyday facilities.

An excellent opportunity to purchase a modern home in a popular and convenient Hatfield setting.



Lounge/Diner

18' 2" x 15' 3" (5.54m x 4.65m)

Kitchen

10' 2" x 8' 6" (3.10m x 2.59m)

Conservatory

9' 10" x 9' 5" (3.00m x 2.87m)

Bedroom 1

12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom 2

12' 11" x 8' 10" (3.94m x 2.69m)

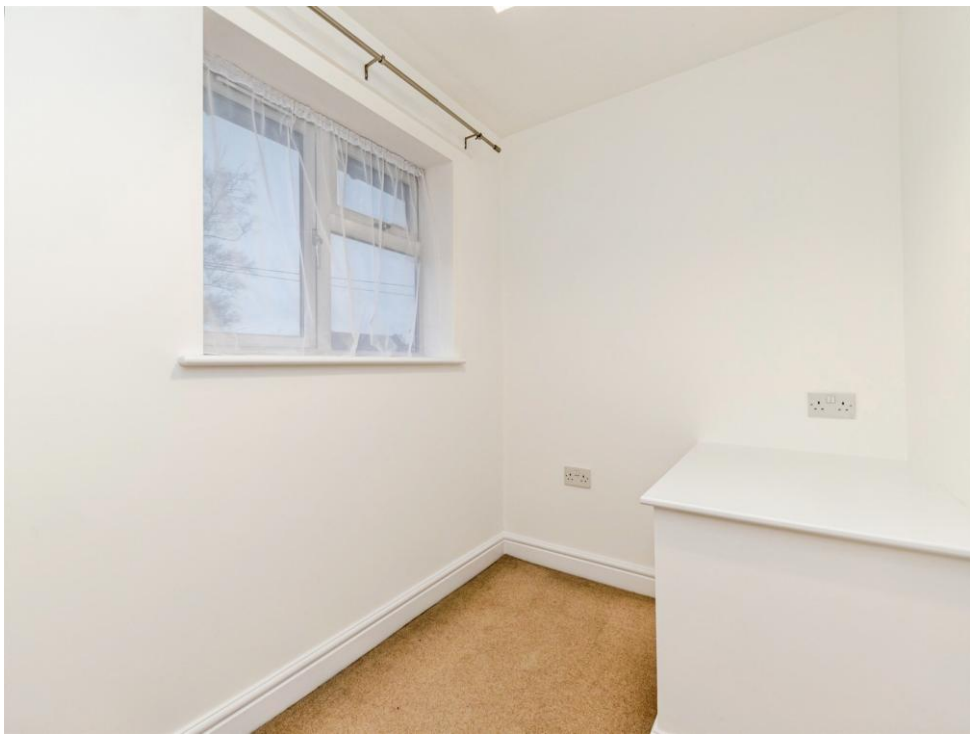
Bedroom 3/Study

8' 10" x 5' 10" (2.69m x 1.78m)

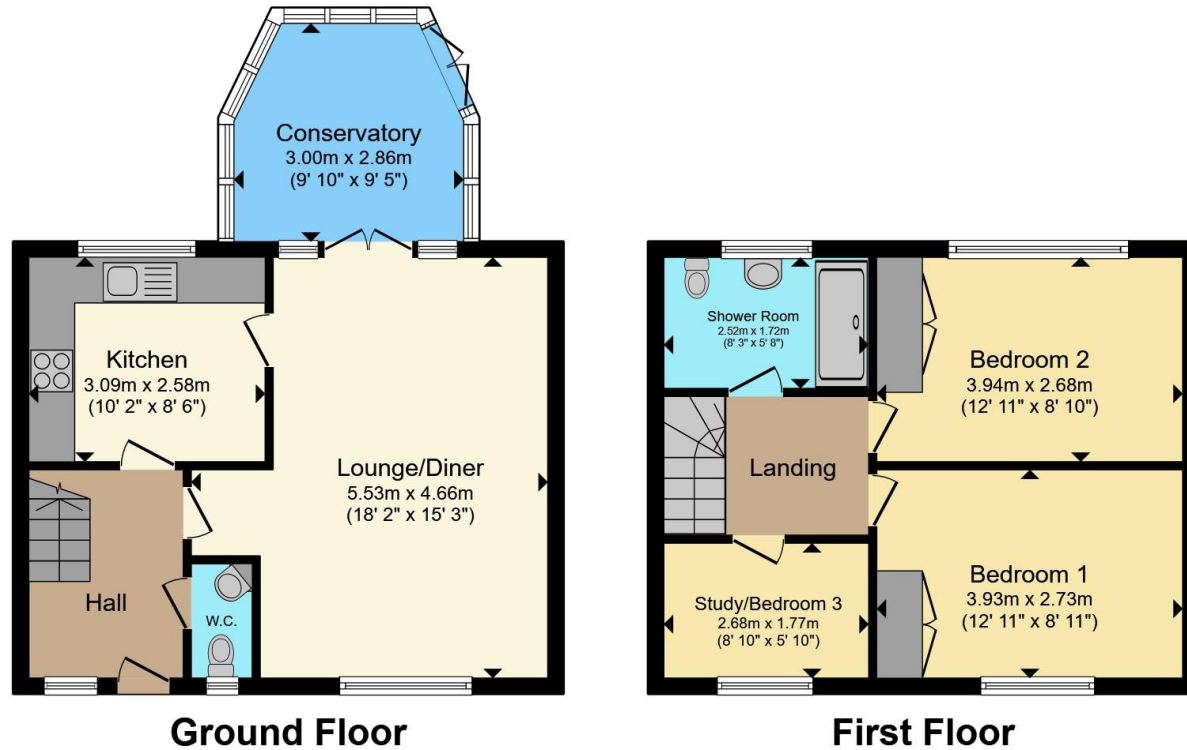
Shower Room

8' 3" x 5' 8" (2.51m x 1.73m)









Total floor area 83.1 m² (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307393



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307393 - 0017