



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**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

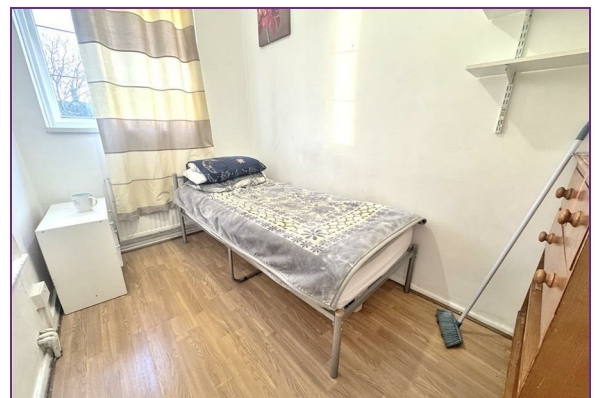
6'6" x 10'3" (2.004 x 3.134)

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.



Garden

Approximately 30ft in length, predominantly laid to lawn, additional small patio area.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	B	B
83	83	C	C
82	82	D	D
81	81	E	E
80	80	F	F
79	79	G	G

For energy efficiency - higher ratings costs less to run. For environmental impact - higher ratings better for the environment.
England & Wales EPC Director 2020/01/01