



**Connells**

Cecil Crescent  
Hatfield



### Property Description

This extended semi-detached home offers an impressive 2,073 sq ft of versatile and beautifully balanced living space. Ideal for growing families or those seeking generous accommodation with room to evolve, the property is located just 0.5 miles from Hatfield Station and is a short walking distance of local shops, schools and amenities.

The ground floor features three spacious reception rooms and a separate study/office. At the heart of the home lies an expansive kitchen-diner, flooded with light and a convenient downstairs WC. Upstairs, the property boasts four well-proportioned double bedrooms with en-suite shower room to the master and a contemporary family bathroom. Outside, the home benefits from a double-length garage and off-road parking for up to five vehicles, making it perfect for multi-car households or visiting guests. With its superb space, prime location and scope to enhance, this is a rare opportunity to secure a substantial family home in the heart of Hatfield.

Cecil Crescent is located close by to Hatfield train station giving direct access into Kings Cross. The University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema are within easy access. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.

Early viewing is highly recommended.



## Hallway

## Lounge/Dining Room

22' 4" max x 14' 1" max ( 6.81m max x 4.29m max )

## Kitchen

21' 8" max x 17' 5" max ( 6.60m max x 5.31m max )

## Sitting Room

10' 10" max x 9' 2" max ( 3.30m max x 2.79m max )

## Snug

11' 2" max x 10' 10" max ( 3.40m max x 3.30m max )

## Wc

## Office

5' 7" max x 4' 11" max ( 1.70m max x 1.50m max )

## Garage

30' 2" max x 7' 4" max ( 9.19m max x 2.24m max )

## Bedroom One

14' 5" max x 10' 6" max ( 4.39m max x 3.20m max )

## En Suite

10' 6" max x 5' 3" max ( 3.20m max x 1.60m max )

## Bedroom Two

13' 9" max x 10' 6" max ( 4.19m max x 3.20m max )

## Bedroom Three

11' 2" max x 10' 6" max ( 3.40m max x 3.20m max )

## Bedroom Four

10' 6" max x 8' 8" max ( 3.20m max x 2.64m max )





**Ground Floor**



**First Floor**



Total floor area 193.1 m<sup>2</sup> (2,078 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: D

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Tenure: Freehold



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