



**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.

### 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 )

### 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 )

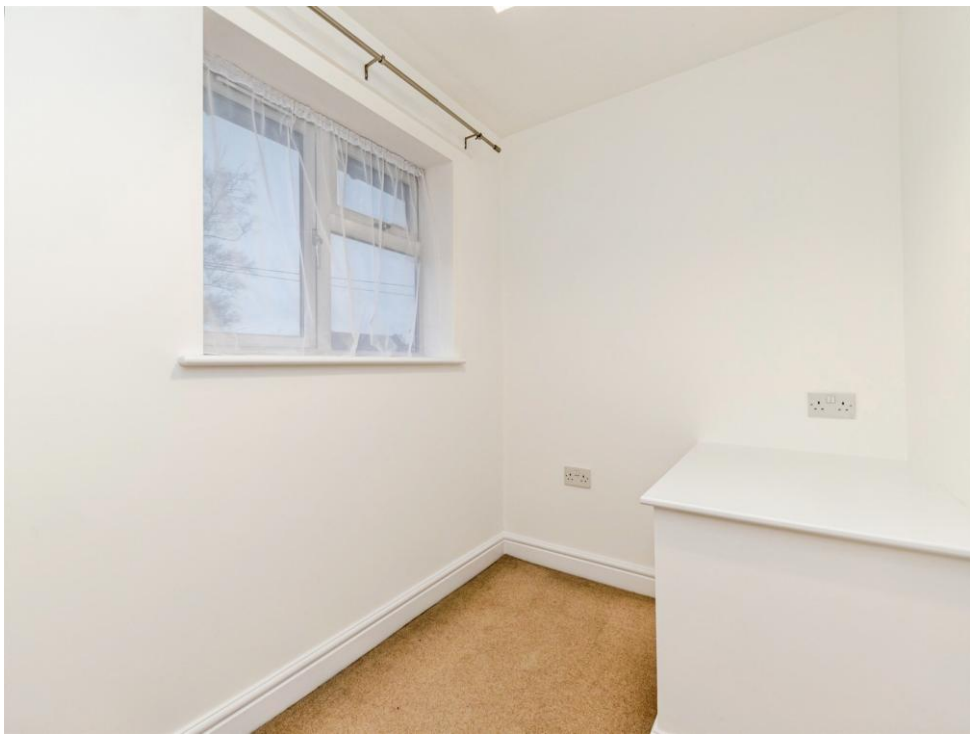
### Bedroom 1

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

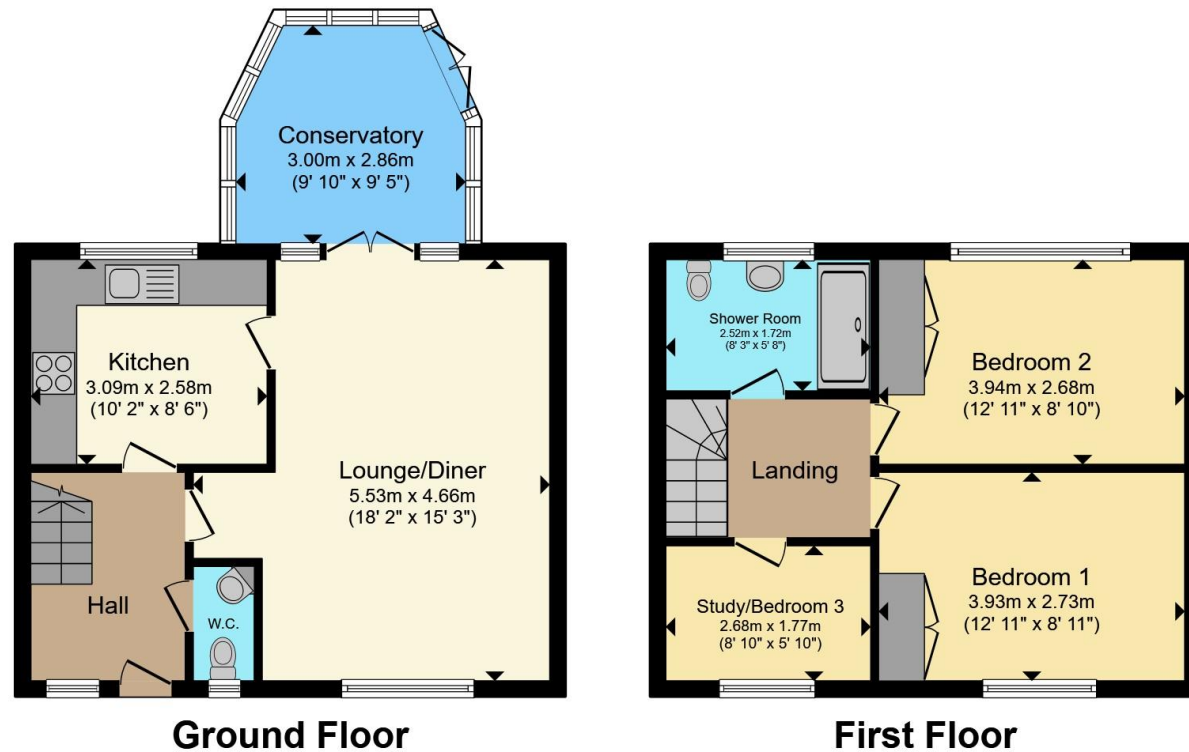
### Bedroom 2

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









Total floor area 83.1 m<sup>2</sup> (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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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