



Cecil Crescent, Hatfield, AL10 0HF

£425,000



4



1



2

Cecil Crescent, Hatfield

Deceptively spacious four bedroom detached bungalow set on a corner plot with detached garage and parking,.

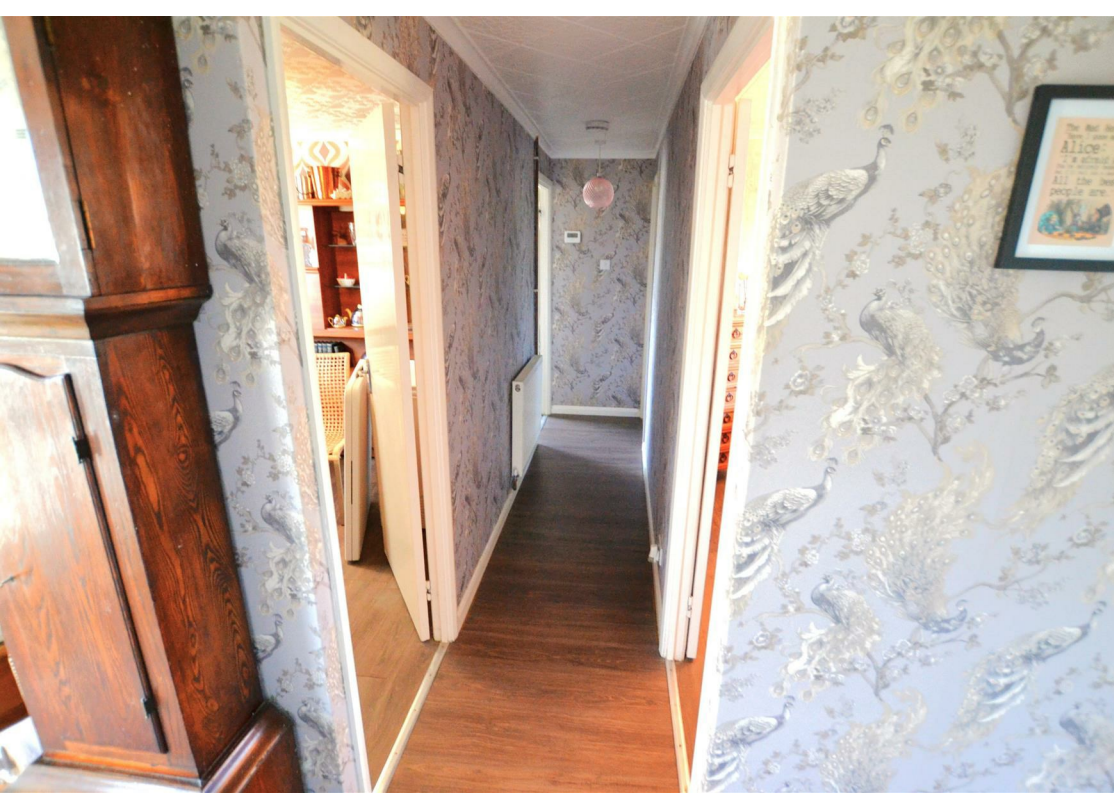
Conveniently situated in the ever popular "Birchwood" area within a short walk to schools and shops, the train station and business park are also within walking distance.

This deceptively spacious home briefly comprises of entrance hall, lounge/diner with windows overlooking the garden, refitted kitchen/breakfast room with doors leading to side entrance, four good size bedrooms, refitted bathroom and separate WC. The property is double glazed and has gas radiator central heating.

The fabulous corner plot offers gardens to front, side and rear, the gardens are very well established offering plenty of space! There is private off street parking for several vehicles and a detached garage.

Please contact us on 01707 270777 for further information.







Hallway
Double glazed frosted door and window to front, two double radiators, cloak cupboard, wood effect flooring doors to:

Lounge/Diner
11'0" x 17'2"
Feature fireplace, wood effect flooring, double glazed window to front.

Refitted Kitchen
8'8" x 14'6"
Refitted range of wall and base units, complimentary work surfaces with tiled splashbacks, stainless steel sink/drainer with mixer tap, space for range style cooker with extractor over, space for a American style fridge/freezer, washing machine and dishwasher, storage cupboard, cupboard housing wall mounted boiler, access to loft, wood effect flooring double glazed window to rear, frosted double glazed door to side.

Bedroom 1
11'9" x 13'0"
Double radiator, wood effect flooring, double glazed window rear.

Bedroom 2
10'0" x 15'5"
Double radiator, wood effect flooring, double glazed window to front.

Bedroom 3
8'5" x 10'0"
Double radiator, wood effect flooring, double glazed window to rear.

Bedroom 4
8'5" x 10'0"
Double radiator, Wood effect flooring, double glazed window to front..

Refitted Bathroom
Refitted suite comprising of panel enclosed bath with mixer tap and shower attachment, vanity wash hand basen with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling to full height, chrome effect heated towel rail, shaver point, frosted double glazed window to rear.

WC
Refitted with low level wc, vanity wash hand basin with mixer tap, tiled splash back and storage under, complimentary splash backs and tiling, frosted double glazed window to rear.

Well Established Gardens
The private well stocked and established gardens are a particular feature of this home, they are a real credit to our seller and have taken many years of love and dedication to establish, lawn area, mature flowers, shrubs and evergreens, patio area access to front and back gardens via side gate, access to all entrances, water tap, lighting, timber log store.

Detached Garage & Off Street Parking
Detached garage with up and over door with lighting and power, private off street parking for two vehicles.

Ground Floor

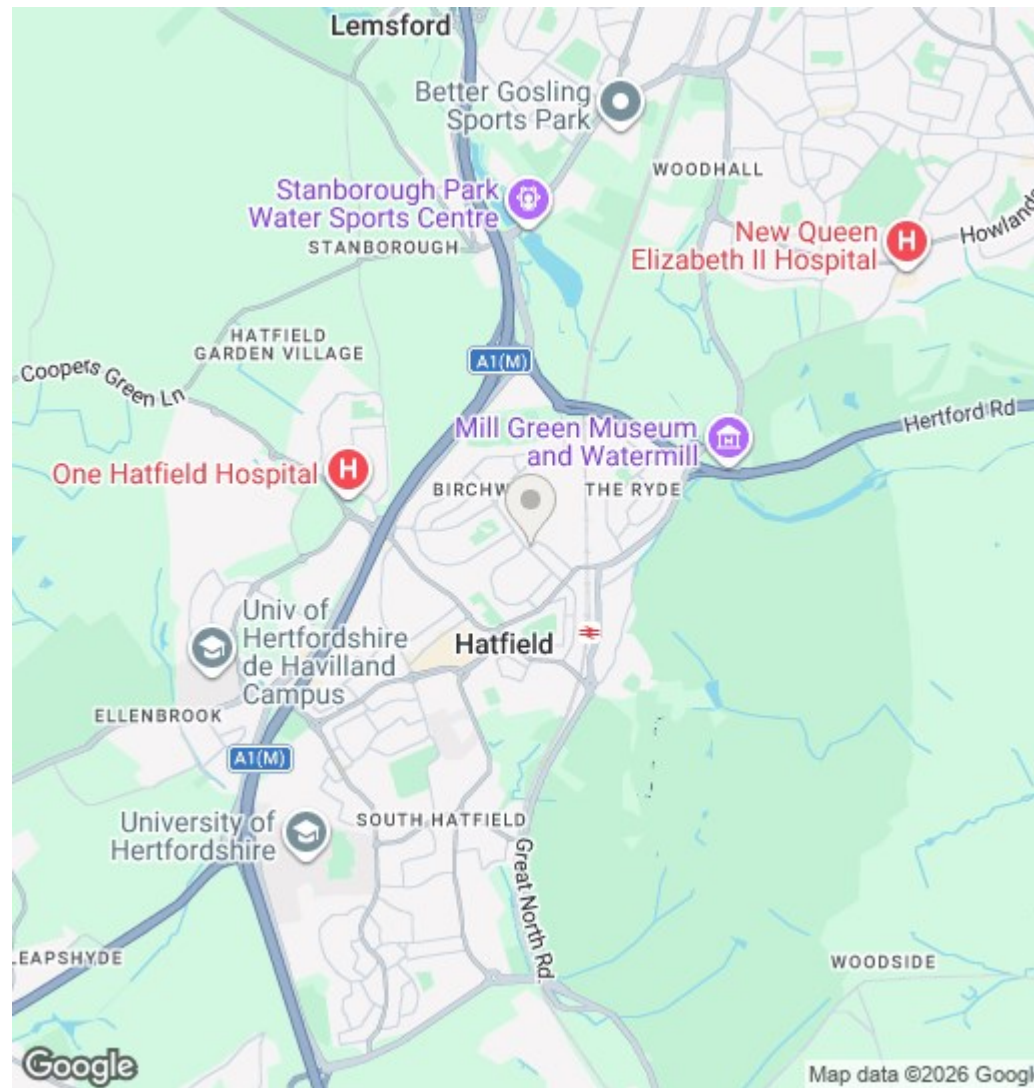


Total area: approx. 91.6 sq. metres (986.1 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



**mather
estates**
independent agents

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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com