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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Green Croft, Hatfield Freehold Offers in Excess of £450,000



CHAIN FREE three bedroom end of terrace home in Green Croft. Extended to the side and rear, the property benefits from a driveway, garage with front and rear access, downstairs shower room, utility room, modern kitchen with underfloor heating, boarded loft and potential for further extension (STPP).

- Chain Free
- Three Bedroom End Of Terrace Home
- Extended To Side And Rear
- Driveway Providing Off Street Parking
- Single Garage With Front And Rear Access
- Downstairs Shower Room
- Modern Kitchen With Underfloor Heating
- Useful Utility Room
- Fully Insulated And Boarded Loft
- Potential For Further Extension (STPP)



Green Croft, Hatfield

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This well proportioned three bedroom end of terrace home is situated in the prestigious Birchwood area of Hatfield and has been extended to both the side and rear, providing spacious and versatile accommodation throughout. The property also offers potential for further extension STPP.

The property is approached via a private driveway providing off street parking and leading to a single garage, which benefits from both front and rear access. The garage also has power and provides useful additional storage.

Internally, the ground floor begins with an entrance hall providing access to the principal reception rooms, stairs to the first floor and useful understairs storage. The living room is open plan to the dining room and benefits from a front facing bay window, electric fireplace and a recently installed gas radiator. The dining room has a glass sliding door leading through to the kitchen, along with an internal window providing an open connection to the kitchen.

To the rear of the property is the extended kitchen, which benefits from underfloor heating, engineered wood flooring, a breakfast bar, ample cabinetry and worktop space, tiled splashbacks and a range of appliances. A glazed door provides direct access to the rear garden.

The utility room provides further storage and cabinetry, together with a tiled splashback, laminate flooring, rear facing window and glazed door providing side access. The utility room also leads to a downstairs shower room, comprising a corner shower, WC and wash hand basin.

To the first floor are three well proportioned bedrooms and the family bathroom. Bedroom one benefits from built in wardrobes and a front facing window, whilst bedrooms two and three overlook the rear and front respectively. The fully tiled family bathroom is fitted with a wall to wall shower, WC, wash hand basin and heated towel rail.

The rear garden features a patio seating area, lawn and landscaped borders, providing a pleasant outdoor space with side access.

Further benefits include a boiler installed approximately three years ago, a kitchen installed approximately five years ago with underfloor heating, a fully boarded loft and an alarm system.

This is a versatile family home offering excellent existing accommodation, useful outside space, off street parking and garage facilities, together with the potential for further enlargement subject to planning permission. The property is offered to the market CHAIN FREE.

Ground Floor

Entrance Hall

Carpeted entrance hall with gas radiator, useful understairs storage cupboard, stairs rising to the first floor and doors leading to the living room and dining room.

Living Room

A bright and well proportioned reception room featuring a carpeted floor, front facing bay window, electric fireplace and recently installed gas radiator. The room is open plan to the dining room.

Dining Room

Carpeted dining area with gas radiator, internal window overlooking the kitchen and glass sliding doors providing access through to the kitchen. An open entrance leads through towards the utility room.

Kitchen

Extended kitchen fitted with a range of wall and base cabinetry, chipboard work surfaces, tiled splashbacks and a built in breakfast bar. Features include engineered wood flooring with underfloor heating, gas hob, fan oven with integrated extractor, stainless steel sink and dishwasher. Two windows provide natural light, whilst a glazed door leads directly to the rear garden.

Utility Room

Useful utility room providing additional cabinetry and worktop space, tiled splashback, laminate flooring and rear facing window. A glazed door provides side access, with a further door leading to the downstairs shower room.

Downstairs Shower Room

Fitted with a corner shower, WC and wash hand basin, with laminate flooring.

Rear Garden

The rear garden features a paved patio area, lawn and landscaped borders, providing space for outdoor seating and entertaining. Side access is also provided.

Garage

Single garage with power, manually operated up and over door and the particularly useful benefit of access from both the front and rear.

First Floor

Landing

Carpeted landing with side facing window, access to the fully boarded loft and doors leading to all three bedrooms and the family bathroom.

Bedroom One

A well proportioned principal bedroom with carpeted flooring, a front facing window and gas radiator. Built in wardrobes provide useful integrated storage, helping to maximise the available floor space and making this a practical and comfortable main bedroom.

Bedroom Two

A good sized second bedroom with carpeted flooring, a built in wardrobe, a rear facing window overlooking the garden and a gas radiator.

Bedroom Three

A versatile third bedroom with carpeted flooring, front facing window and gas radiator. The room also benefits from useful storage positioned over the stairs.

Main Bathroom

The family bathroom is fully tiled and fitted with a wall to wall shower, WC and wash hand basin. A heated towel rail provides additional comfort, whilst the frosted rear facing window allows natural light into the room while maintaining privacy.

Further Details

The property is Freehold

Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.