

2 Selwyn Crescent
Hatfield, AL10 9NN
Guide price £825,000





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Situated on the highly desirable western edge of Hatfield, this attractive four-bedroom 1930s-style semi-detached home offers generous and flexible living space within the popular Ellenbrook area.

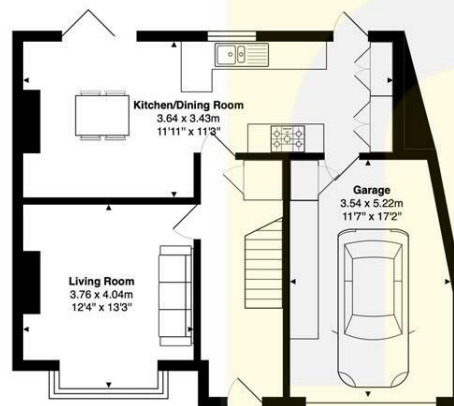
Enjoying a semi-rural setting while remaining conveniently close to Hatfield Business Park, the property is ideally suited to both families and professionals. The home further benefits from underfloor heating throughout, providing comfort and efficiency year-round.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, and a modern open-plan kitchen/diner, ideal for everyday living and entertaining.

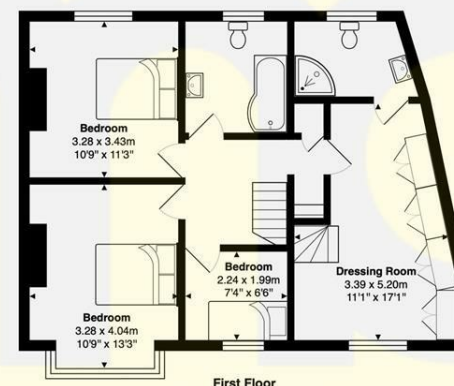
The first floor offers three well-proportioned bedrooms served by a stylish family bathroom. The main bedroom is arranged as a split-level suite, incorporating a dressing room area and a contemporary en-suite, creating a spacious and private principal retreat.

Externally, the property boasts a generous rear garden with a patio area and a dedicated children's play space, perfect for summer gatherings. To the front, there is off-street parking for up to three vehicles.

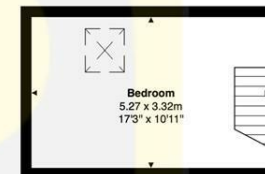




Ground Floor
Area: 67.9 m² ... 731 ft²



First Floor
Area: 64.0 m² ... 689 ft²



Second Floor
Area: 17.5 m² ... 188 ft²

Total Area: 149.4 m² ... 1608 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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