



## 13 Birchwood Avenue, Hatfield, AL10 0PL

A beautifully presented, refurbished and redecorated detached family home, with the additional benefit of Sanderson blinds fitted throughout, comprising of three bedrooms, en-suite shower to bedroom one, lounge, separate dining room, modern kitchen, downstairs cloakroom, family bathroom, front and rear garden, garage en-bloc plus parking space. Set in the popular Birchwood area of Hatfield this house is conveniently located with Hatfield's town centre, Galleria, Business Park and Hatfield's mainline railway station approximately one mile or less from the property. Offered CHAIN FREE.



**£485,000 Freehold**





Entrance Hall

Accessed via part double glazed door, double glazed window to front, radiator, stairs to first floor and an under stairs cupboard housing the electrical isolating consumer unit.

Downstairs Cloakroom

Comprising of a close coupled WC, wash hand basin with mixer tap and storage unit under, double glazed window to side and radiator.

Kitchen

3.16 x 2.30 (10'4" x 7'6")

Modern kitchen comprising of a range of wall and base units with work surfaces over with splash back panelling to wall, single drainer one and a half bowl sink with mixer tap, four ring ceramic hob with extractor above and oven below, wall mounted Vaillant boiler, radiator, part double glazed door to side and double glazed window to side and rear, plumbed for washing machine and space for an upright fridge/freezer.

Lounge

5.36 x 3.07 (17'7" x 10'0" )

Radiator and double glazed doors with matching window either side to rear.

Dining Room

3.07 x 2.72 (10'0" x 8'11")

Radiator and double glazed window to front.

First Floor and Landing

Double glazed window to side, access to loft, doors leading to the three bedrooms and family bathroom.

Bedroom One

3.95 x 3.10 (12'11" x 10'2")

Radiator and double glazed window to rear.

En-Suite Shower Room

Comprising of a close couple WC, wash hand basin with mixer tap and storage cupboard beneath, shower cubical with a wall mounted shower with a fixed head shower and a hand held shower and ceiling mounted extractor fan and a wall mounted heated towel rail.

Bedroom Two

3.14 x 2.59 (10'3" x 8'5")

Radiator and double glazed window to front.

Bedroom Three

2.96 x 2.34 (9'8" x 7'8")

Radiator and double glazed window to rear.

Family Bathroom

Suite comprising of a shaped panel enclosed bath with mixer tap, a wall mounted shower with a fixed shower head and an additional hand held shower, shower screen, part tiled walls, close coupled WC, pedestal wash hand basin with mixer tap, double glazed window to front, wall mounted towel radiator and ceiling mounted extractor fan.

Front Garden

Mainly laid to lawn, path to front door, privet hedge to front, side gate for access to rear garden.

Rear Garden

Paved patio area, garden mainly laid to lawn, gate to the rear for access to the garage en-block.

Garage En-Block

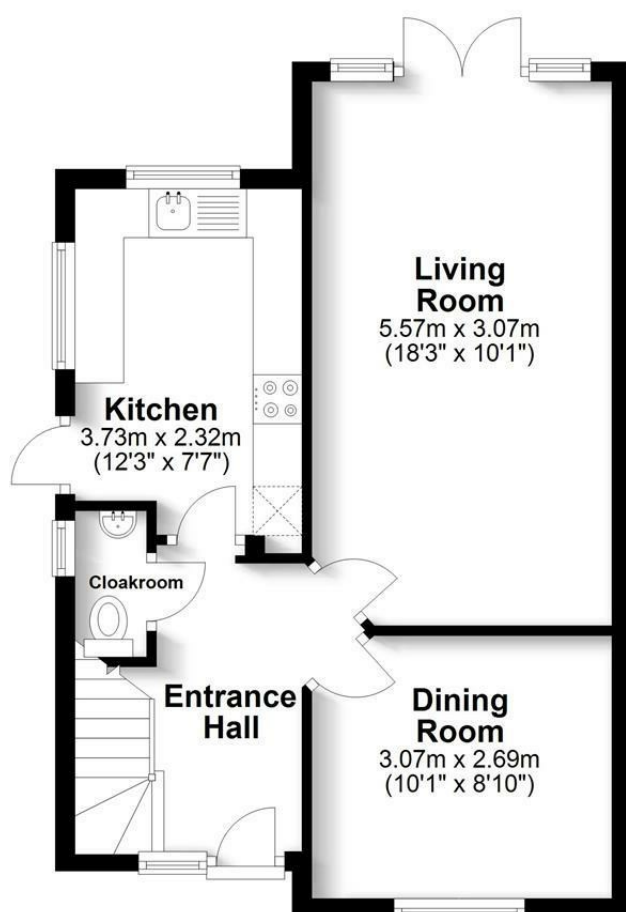
Brick built garage with up and over door, light and power connected.



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

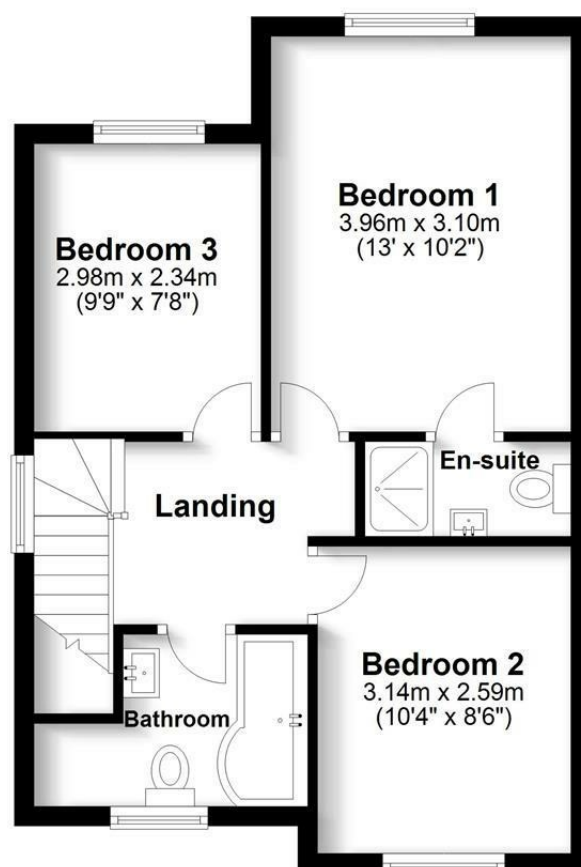
## Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 84.0 sq. metres (903.7 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.