



Birchwood Avenue, Hatfield, AL10 0PR

£400,000



Nestled in the sought-after area of Hatfield, this charming two-bedroom terraced house on Birchwood Avenue presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts a spacious open-plan living room, perfect for entertaining or relaxing with family. The modern fitted kitchen, complete with a stylish island, enhances the functionality of the space, making it a delightful area for culinary enthusiasts.

Convenience is key, with a downstairs WC adding to the practicality of the home. The generous 50 ft garden at the rear is a wonderful outdoor retreat, featuring a double garage that provides ample storage or potential for a workshop, along with rear access for added ease. Off-street parking for one vehicle at the front ensures that you will never have to worry about finding a space.

Upstairs, you will find two well-proportioned double bedrooms, each offering comfort and tranquillity. The modern bathroom suite is tastefully designed, catering to all your needs. Additionally, the property benefits from loft access, providing further storage options or the potential for future expansion.

Benefits of Living Near Hatfield House:

- Historic Charm: Access to Hatfield House's gardens, parklands, and cultural events.
- Green Spaces: Scenic countryside, Hatfield Park, Stanborough Lakes and nearby nature spots.
- Community & Lifestyle: Vibrant local events, markets, pubs, and shopping at The Galleria.
- Balanced Living: Mix of heritage and modern amenities, close to University of Hertfordshire.

Excellent Transport Links

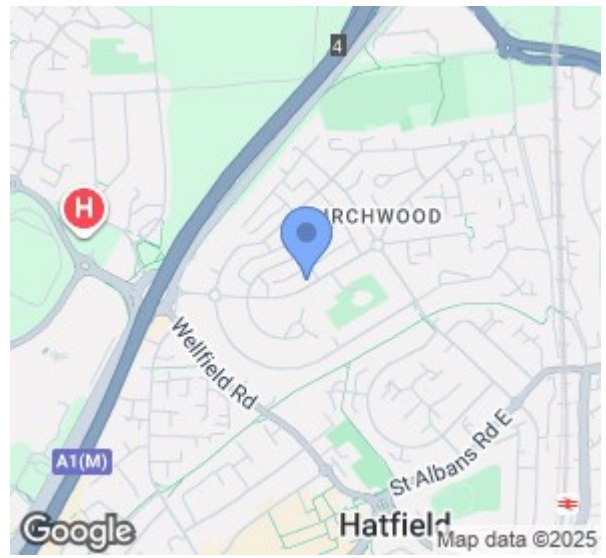
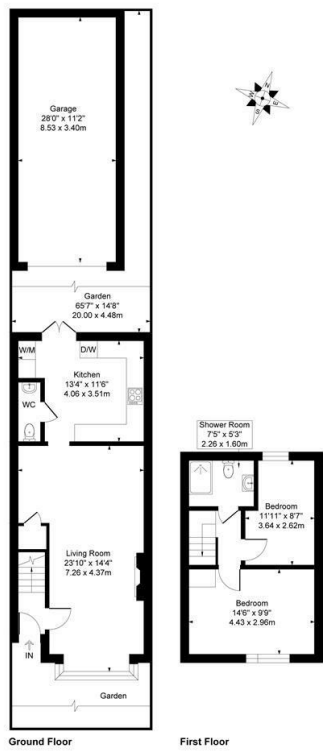
- Direct trains to London King's Cross take around 26–30 minutes, making it ideal for commuters. The area also has quick access to the A1(M), M25, and Luton Airport for national and international travel.

- Two Bedroom Mid-terrace house
- Large open plan living room
- Modern fitted kitchen with island
- Down stairs W/C
- 50 ft rear garden mainly lawn & rear access
- Double garage to rear with power
- Double bedroom
- modern upstairs bathroom suite
- Close to local amenities & Hatfield Galleria
- Easy access to Hatfield train station

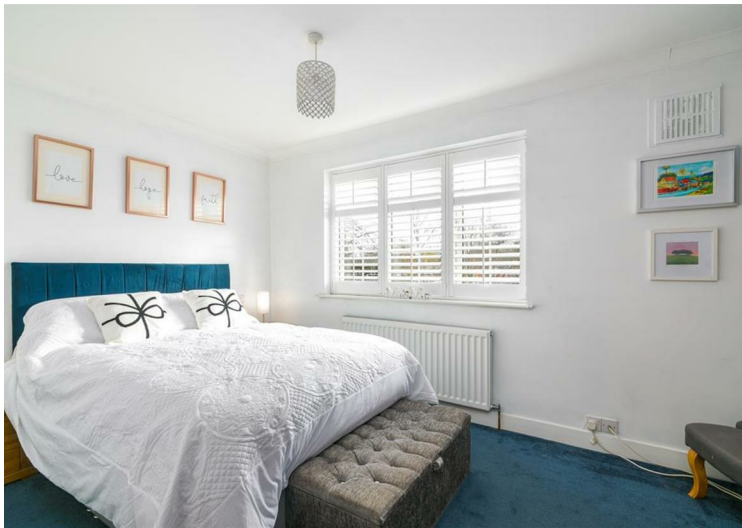
Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 106.83 sq m / 1150 sq ft



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



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