



Connells

Furzen Crescent
Hatfield



Property Description

This well-maintained four-bedroom mid-terrace property is offered to the market chain free, presenting an excellent investment opportunity in a highly sought-after Hatfield location. Ideally positioned close to the University of Hertfordshire, local amenities and The Galleria shopping centre, the property is perfectly placed to appeal to students and professional tenants alike.

The accommodation is arranged to maximise rental potential and comprises four bedrooms, a spacious communal lounge, a fitted kitchen, a modern shower room, and a separate WC, providing practical and comfortable living arrangements for multiple occupants.

Externally, the property benefits from both front and rear gardens, offering valuable outdoor space, while driveway parking for two cars adds further convenience for residents and visitors. Situated within easy reach of excellent transport links, shopping facilities, restaurants and leisure amenities, this property represents an attractive opportunity for investors seeking in an established rental location.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Hall

Kitchen

13' 9" max x 10' 2" max (4.19m max x 3.10m max)

Living Room

13' 5" max x 10' 6" max (4.09m max x 3.20m max)

Bedroom 2

12' 2" max x 10' 6" max (3.71m max x 3.20m max)

Bedroom 1

11' 2" max x 11' 1" max (3.40m max x 3.38m max)

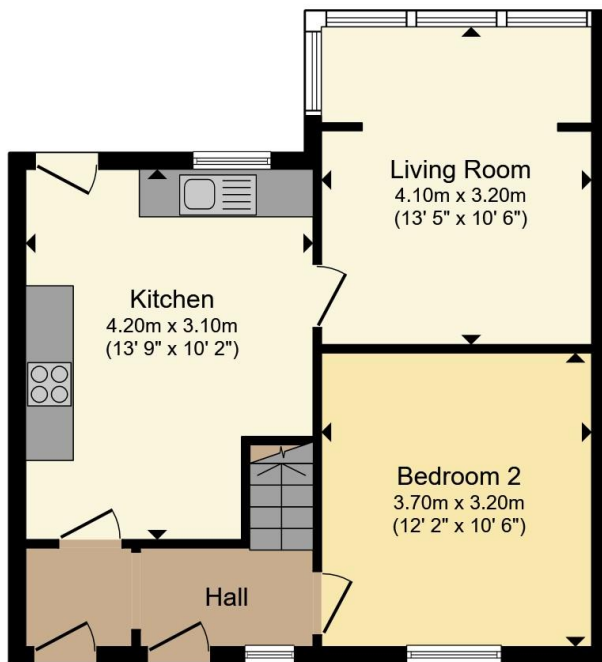
Bedroom 3

9' 10" max x 8' 2" max (3.00m max x 2.49m max)

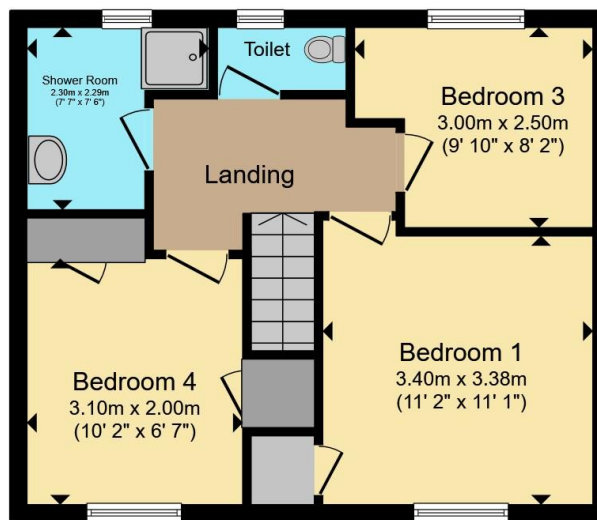
Bedroom 4

10' 2" max x 6' 7" max (3.10m max x 2.01m max)





Ground Floor



First Floor

Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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EPC Rating: D Council Tax
Band: C

view this property online connells.co.uk/Property/MWK306358

Tenure: Freehold



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. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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