



## 14 Birch Drive, Hatfield - AL10 8NX

£535,000 Freehold

SEMI DETACHED HOUSE • THREE DOUBLE BEDROOMS • LIVING ROOM • KITCHEN/DINING ROOM • CLOAKROOM •  
CHAIN FREE • FREEHOLD • PRIVATE 90FT REAR GARDEN • GARAGE WITH ELECTRIC DOOR • EPC RATING - TBC

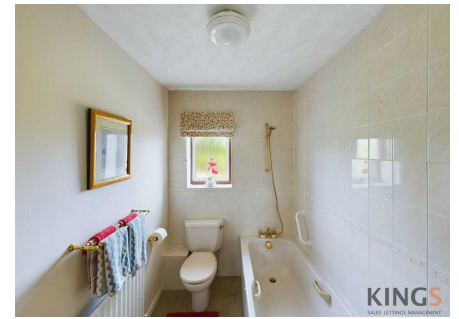
**KINGS**  
SALES LETTINGS MANAGEMENT





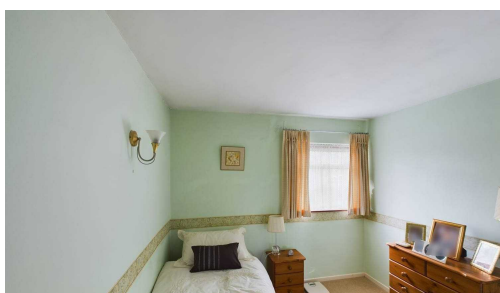
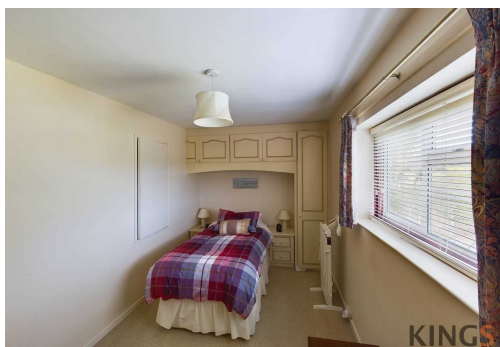


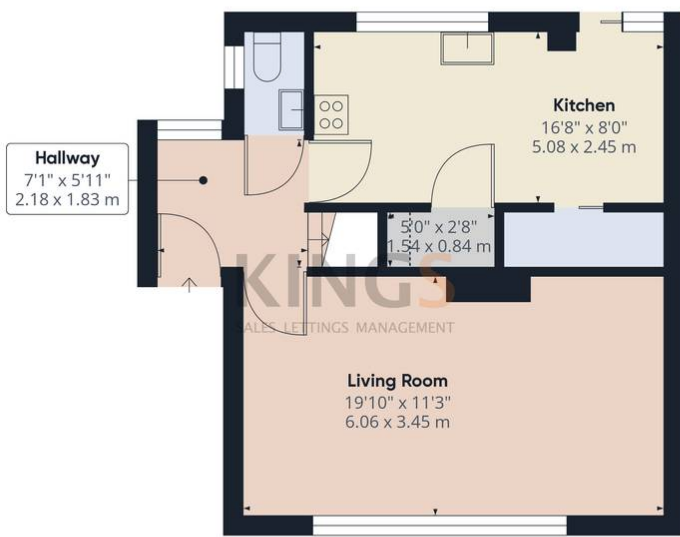
This rarely available semi detached family home is situated on a substantial plot and benefits from being located on the popular Birds & Trees area of Hatfield. A mature 90ft private rear garden offers a perfect retreat for the sun worshipers, people looking for space to site a home office or a family looking to extend the property subject to planning. The ground floor comprises an inviting entrance hall, downstairs cloakroom, living room enjoying sunny Westerly facing aspect and a fitted kitchen/diner. The first floor features three double bedrooms and a family bathroom. This chain free property further benefits from a driveway and garage.



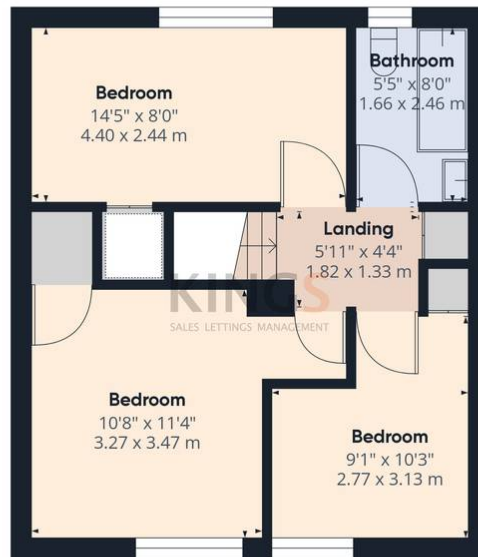
Council Tax band: D

Tenure: Freehold





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
872.63 ft<sup>2</sup>  
81.07 m<sup>2</sup>

**Reduced headroom**  
2.69 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

