



**55 Menson Drive, DN7 6RA**  
**£190,000 Offers In Region Of**  
**Tenure Freehold**

- Move In Ready
- New Carpets
- 3 Bedroom Semi Detached
- Perfect for first time buyers
- Great Location
- Utility Room
- No Chain

## Beautifully Presented Three-Bedroom Semi-Detached Residence

Hatfield | Turn-Key Condition | Gated Driveway | Generous Garden

Situated within a well-regarded and convenient area of Hatfield, this well-presented three-bedroom semi-detached home offers bright, spacious living accommodation and excellent practicality throughout. Move-in ready and thoughtfully updated, it represents an outstanding opportunity for first-time buyers, families or investors alike.

The property makes an immediate impression with its gated driveway and off-road parking, providing both convenience and added security.

Inside, a welcoming entrance leads into the light-filled lounge, enhanced by a charming bay window that draws in plenty of natural light. The lounge flows naturally into the dining area, creating a sociable and versatile living space ideal for both everyday family life and entertaining. From here, there is direct access to the rear garden, allowing indoor and outdoor living to blend seamlessly.

The kitchen is well-proportioned and functional, complete with a freestanding oven and hob, and leads through to a separate utility room — a practical addition offering additional storage and direct access to the garden.

Upstairs, the home offers three well-balanced bedrooms, including two generous doubles (with an attractive bay window to the principal front bedroom) and a comfortable single bedroom, perfect for use as a nursery, guest room or home office. A family bathroom completes the first floor.

Externally, the property benefits from a good-sized rear garden, providing excellent space for outdoor seating, children's play or future landscaping potential (subject to any necessary permissions).

Having been newly plastered, freshly decorated and fitted with brand-new carpets throughout, the home offers a clean, modern finish while retaining its classic bay-fronted character.

Conveniently located close to local shops, schools and everyday amenities, this attractive home combines lifestyle practicality with long-term appeal.

A well-presented, turn-key home in a desirable Hatfield location — early viewing is highly recommended.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	81
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC