



42, Wren Wood

Welwyn Garden City,
Hertfordshire, AL7 1QG
Offers in Excess of £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

We are delighted to offer you this deceptively spacious 3 double bedroom property in Wren Wood. This terrace house comes with off street parking for 2/3 cars and a garage with SSTP could be converted. Conservatory, a large living/dining room, this property has the makings of a great family home.

- Terrace
- Driveway for 2/3 cars
- 3 Double bedrooms
- Conservatory
- Downstairs Shower Room
- Utility Room
- Living / Dining Room
- South East facing Garden

Ground Floor

Porch Area

Vinyl flooring, door leading to storage cupboard which homes a wall mounted Vaillant boiler. Door leading to small utility area, space for washing machine, tumble dryer and enough room for a free standing fridge freezer, lots of shelving.

Entrance Hall

Door leading to downstairs shower room, carpeted, under stairs storage, stairs leading to 1st floor which is also carpeted, another storage cupboard, door leading to living room.

Downstairs Shower Room

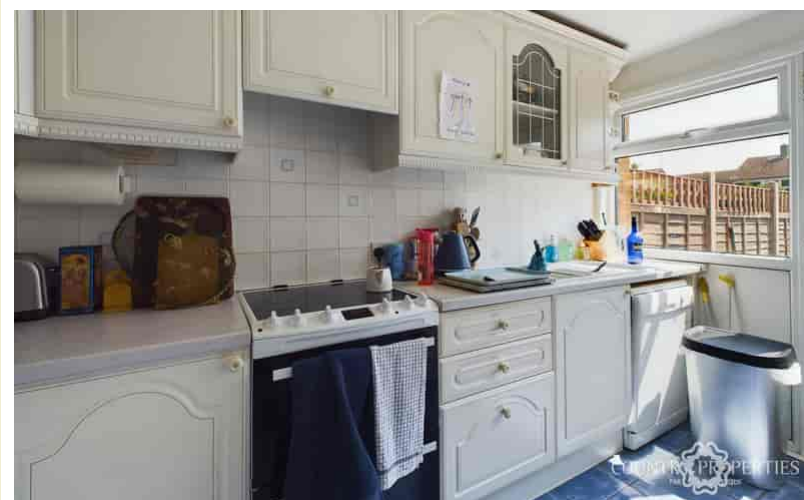
Three piece bathroom suite comprising of low level WC with dual flush, shower cubicle with glass sliding door, Wall mounted power shower, extractor fan over, wall mounted heated towel rail, sink basin with chrome mixer tap and storage underneath.

Living/Dining Room

Carpeted, patio doors leading to Conservatory, double glazed UPVC windows overlooking front garden, 2x thermostatically controlled radiators, TV aerial port, phone line, Door leading to kitchen.

Kitchen

Tiled flooring, plenty of wall and floor storage, space for under the counter dishwasher, space for free standing fridge/freezer, space for cooker, integrated extractor heard over, door leading to garden, double glazed UPVC windows overlooking the garden, Light coloured roll edge worktop with one and a half sink basin built-in with chrome mixer tap



Conservatory

Fully glass built conservatory that lets in a lot of natural light laminate flooring double glazed windows sliding French doors leading to garden.

First Floor

Landing

Carpeted, doors leading to master bedroom, bedroom two and bedroom three. Door also leading to family bathroom, loft access, airing cupboard which holds hot water tank, thermostat control mounted on wall

Master bedroom

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the garden, built in wardrobes, TV aerial port.

Bedroom Two

Carpeted, built in wardrobes, thermostatically controlled radiator, Double glazed UPVC windows overlooking front garden.

Bedroom Three

Carpeted, thermostatically controlled radiator, built in wardrobes, double glazed UPVC windows overlooking the garden.

Family Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, sink basin with chrome mixer tap, standard bath with chrome taps and electric power shower mounted overhead, thermostatically controlled radiator, frosted obscure double glazed UPVC windows overlooking the front, tiled flooring.

Outside

Front Garden

Block paved driveway, big enough for two/three cars, door leading to garage, mainly laid to lawn, pathway leading to front door.

Rear Garden

Block paving slabs greet you as you leave the Conservatory and the kitchen, nice entertaining spot especially in a South East Facing Garden, brick built BBQ, fenced on either side, mainly laid to lawn with a selection of shrubs, hedges, bushes and plants surrounding the garden, outdoor tap.

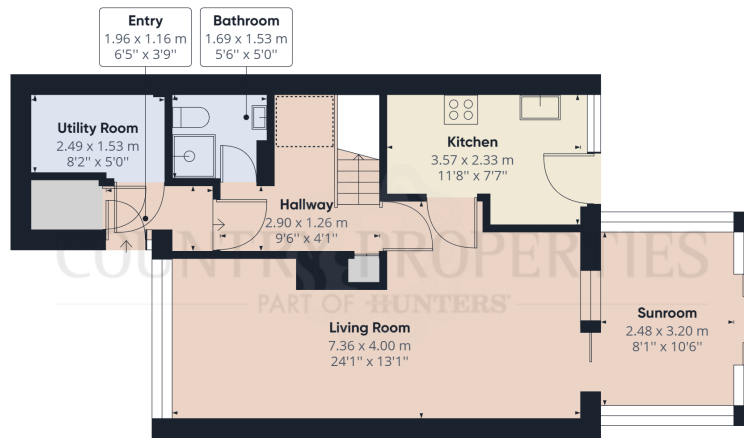
Agents Notes

Council Tax Band : D £2121 P.A

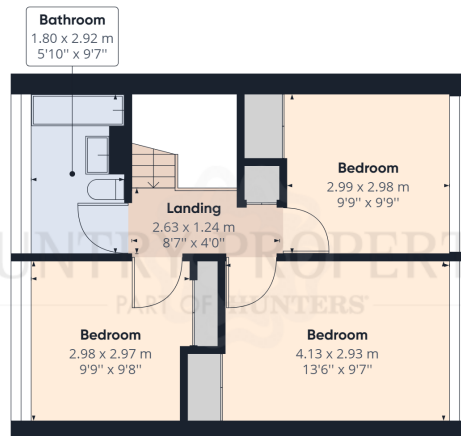
Tenure: Freehold

EPC Rating:

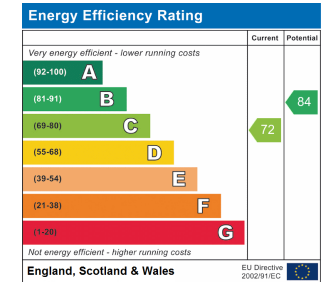




Ground Floor



Floor 1



Approximate total area⁽¹⁾

97.46 m²
1049.06 ft²

Reduced headroom

0.97 m²
10.46 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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