



15, West Mead

Welwyn Garden City,
Hertfordshire, AL7 4SA
£1,900 pcm

country
properties

ROOM FOR THE GROWING FAMILY.... Four Bedroom extended Semi Detached House on Corner Plot.

- 4 bed semi-detached
- Extended to the ground floor
- Utility Room
- Ground floor shower room
- Kitchen with built in appliances
- Available end of June

Ground Floor

Entrance Hall

Replacement double glazed UPVC composite door leading through to the entrance hall with stairs to the first floor. Oak veneer doors leading through to the living room, the shower room and the kitchen. Laminate flooring. Radiator. Ceiling coving.

Shower Room

Ceramic tiled flooring. Low-level concealed cistern dual-flush WC, wash hand basin with mixer tap over and vanity cupboard below, featuring ceramic tiling to the splashback. Walk-in shower cubicle with rainfall shower and a further hand-held shower unit. Ceramic wall tiling within. Wall-mounted heated towel. Replacement UPVC double-glazed Georgian-style window with obscured glass to the side. Extractor Fan. Sunken ceiling downlighters.

Living Room

Replacement UPVC double glazed Georgian style window to front, veneered oak door leading to hallway, radiator, ceiling coving, television and telephone points. Archway leading through to the dining area.

Dining Room

Original herringbone block wood flooring. Radiator. Extension with skylight. Replacement UPVC double-glazed window to the rear and replacement UPVC double-glazed French doors with matching window full height to the side. Further radiator, sunken ceiling downlighters. Oak veneer door leading through to the kitchen.



Kitchen

Ceramic floor signing. Wood effect laminate roll edge worktop with cream fronted high gloss cupboards above and below, brushed steel handles. Stainless steel 1 ½ bowl sink unit with mixer tap. Various cupboard and drawer units. Ceramic wall tiling for the splashback. Integrated stainless steel oven and grill. Integrated 4-burner gas hob with chimney-style extractor. Over-integrated dishwasher. Sunken ceiling, downlighters, radiator. American-style fridge freezer. Replacement UPVC double-glazed Georgian-style windows to the side and rear. Doorway through to utility room.

Utility Room

Ceramic floor tiling replacement, UPVC double-glazed, Georgian style door to rear. Sunken ceiling downlighters. Automatic washing machine with the potential to stack a tumble dryer above.

First Floor

Landing

Loft access. Doors to bedrooms and the bathroom.

Bedroom One

Replacement UPVC double glazed windows to front, 2 radiators. Built-in wardrobe with hanging space.

Bedroom Two

Replacement UPVC double-glazed Georgian-style window to the front. Radiator.

Bedroom Three

Replacement UPVC double-glazed Georgian-style window to the rear, radiator.

Bedroom Four

Replacement UPVC double-glazed Georgian-style window to the side, radiator.

Bathroom

The bathrooms are being refitted with a white suite comprising a square shower/bath with matching shower screen, mixer taps and thermostatically controlled rainfall style shower with further handheld shower, wash hand basin with mixed tap over and vanity cupboard with drawers below. Dual flush concealed system WC. Wall-mounted heated towel rail. Sunken ceiling downlighters, extractor fan. Replacement UPVC double-glazed Georgian-style window with obscured glass to the rear.

Outside

Front Garden

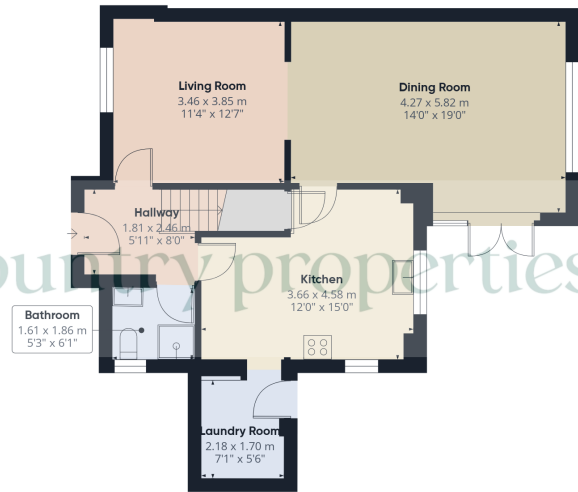
The front garden is mainly laid to lawn with a hedge surround. Various flowers, shrubs, to borders. Access to the rear garden is via gated entrance.

Rear Garden

The rear garden is mainly laid to lawn with various flowers and shrubs to the borders. Patio seating area, timber shed, timber fence surround. Gated access to the front of the property.

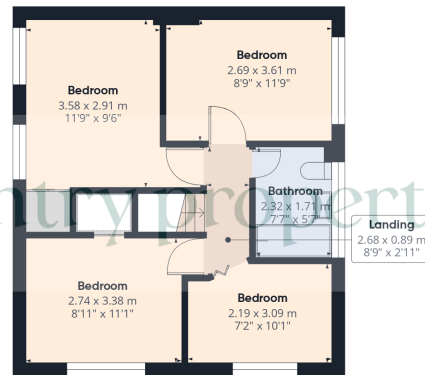


country properties



Ground Floor

country properties



Floor 1



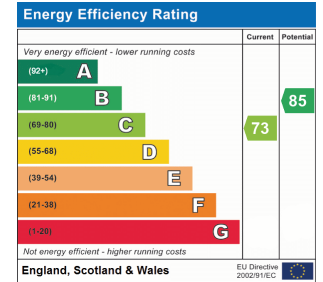
Approximate total area⁽¹⁾
108.6 m²
1168 ft²

(1) Excluding balconies and terraces

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



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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

country
properties