



# 69, Eddington Crescent

Welwyn Garden City,  
Hertfordshire, AL7 4SX  
**Guide Price £475,000**

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properties



This spacious and tidy three-bedroom house is perfect for families or first-time buyers. It features a bright living room, separate kitchen and dining room, plus a handy downstairs W/C. Upstairs offers three good-sized bedrooms and a family bathroom. The property also benefits from a private garage and off-road parking.

- 3 BED SEMI DETACHED
- OFF ROAD PARKING
- SEPERATE DINING ROOM
- DOWNSTAIRS W/C
- POTENTIAL TO EXTEND (STPP)
- PRIVATE REAR GARDEN BACKING ONTO MATURE WOODLAND

## GROUND FLOOR

### Entrance Hall

Doors leading to all rooms on the ground floor, Wood flooring, Radiator wall mounted, staircase leading to 1st floor. Under stairs cupboard. Door leading to rear garden. telephone point and BT point.

### Living Room

Door from entrance hall with the continuation of wood flooring. Double glazed uPVC windows to front and double glazed uPVC French doors to rear. TV point, Ethernet point. Wall mounted radiator.

### Kitchen

Door from entrance hall leads to a tiled floor kitchen. Ample floor and wall mounted storage cupboards with wood affect frontage., Integrated fridge freezer, Beko dishwasher, ZANUSSI oven and Bosch hob with extractor fan over. Space for washing machine. Stainless steel sink basin with chrome mixer tap over. Roll edge worktops. Sunken ceiling downlighters and tiled splash back

### Dining Room

Door from entrance hall leads to a laminated flooring dining room with double glazed window to front. Wall mounted radiator with an open doorway to kitchen.

### Downstairs W/C

Two piece bathroom suite comprising of low level WC with dual flush and sink basin with mixer tap and vanity unit beneath. Obscure double glazed window to rear. Wall mounted radiator. Tiled flooring and half tiled walls.





## FIRST FLOOR

### Landing

Carpeted landing with doors leading to all bedrooms and main bathroom. Wall mounted radiator beneath double glazed window to rear. Storage cupboard. Access to loft.

### Bedroom 1

Carpeted master bedroom with built in wardrobes. Radiator. Double glazed uPVC window to front.

### En- suite

Three piece en-suite comprising of low level W/C with dual flush, sink basin with chrome mixer tap with vanity unit beneath, shower cubical with rainfall shower and attachment and glass sliding doors. Tiled flooring and walls. Wall mounted radiator. Extractor fan. Double glazed Obscure window to front. Sunken ceiling downlighters

### Bedroom 2

Door from entrance hall leads to a carpeted double bedroom with built in wardrobes. wall mounted radiator beneath a double glazed uPVC window.

### Bedroom 3

Door from entrance hall leads to a carpeted single bedroom/office. Wall mounted radiator beneath a double glazed uPVC window to rear.

## Bathroom

Door from landing leads to a fully tiled three piece bathroom suite comprising of low level W/C with dual flush, sink basin with chrome mixer tap with vanity unit beneath, L-shaped bathtub with chrome mixer tap add rainfall shower over. Sunken ceiling downlighters. Heated towel rail wall mounted. Obscure double glazed uPVC window to rear.

## EXTERNAL

### Rear Garden

Paved area, mainly laid to lawn with six foot fence surround, outdoor tap, outdoor socket, gated side access.

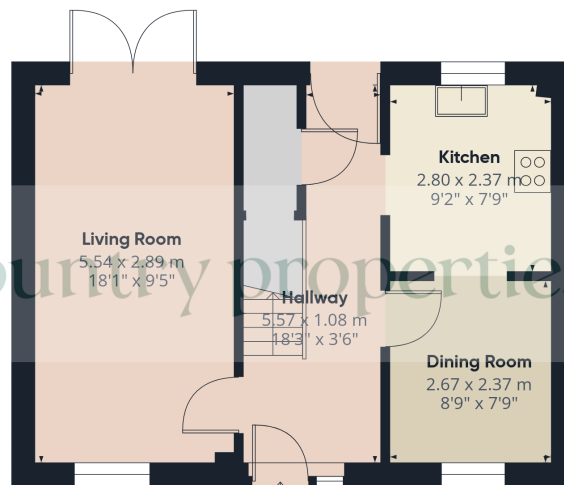
### Front Garden

Graveled front garden with paved walkway to door. 2ft fence surround

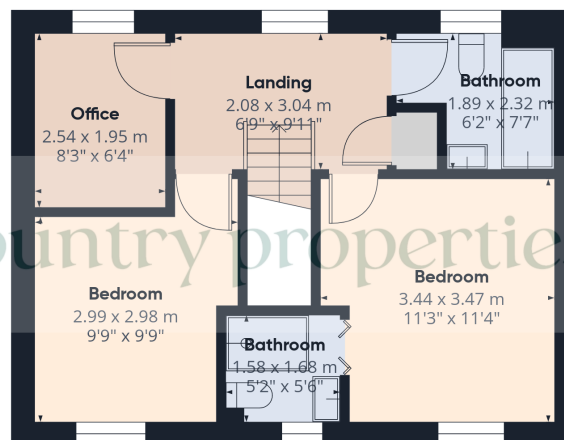
### Garage

Currently used for storage, off road parking for 1 car.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

77.8 m<sup>2</sup>  
838 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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