



# 14, Marley Road

Welwyn Garden City,  
Hertfordshire, AL7 4BS  
**Offers In Excess of £425,000**

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properties

PARKLAND ON YOUR DOORSTEP.....well presented 3 bed home on the edge of the 'Conservation Area' with refitted kitchen and bathroom, delightful private garden with outbuildings.

- Just yards away from parkland.
- Refitted kitchen.
- Refitted bathroom.
- Potential for off street parking (subject to planning).
- Outbuildings.
- Located on the edge of the 'Beehive Conservation Area'.

## Ground Floor

### Entrance Hall

Part glazed door leading through to entrance hall. Laminate flooring, radiator stairs to 1st floor, cupboard housing metres. Oakwood door leading through to living room, walkway to dining room, under stair storage recess

### Living Room

Walk in uPVC double glazed Bay window to front, two radiators, Gas flame effect fire with oak effect mantle and granite hearth, television, TV points, ceiling coving, decorative arch to side of fire.

### Dining Room

Continuation of the laminate flooring from the hall way, ceiling coving, full height panel radiator. Double glazed. Bifold doors leading to garden, walkway through to kitchen.

### Kitchen

Continuation of the laminate flooring. A refitted kitchen with white high gloss fronted cupboards with integrated handles. Stone worktop with sunken stainless steel sink and mixer tap, integrated stainless steel electric oven with further electric induction hob and extractor above, integrated fridge freezer. Integrated dishwasher and added bonus of a water softener, protecting your appliances and boiler from water scale. Various floor and wall mounted cupboards and large pan drawers, sunken ceiling downlighters. Replacement UPVC double glazed window to rear, replacement UPVC double glazed door leading to outside covered area to the rear.



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## First Floor

### Landing

Oak panel doors leading through to bedrooms and bathroom, airing cupboard with Worcester Bosch gas boiler within and slatted shelving, loft access.

### Master Bedroom

Two UPVC double glazed windows to rear, radiator, ceiling coving, a spacious bedroom with ample room for super king bed, bedside cabinets and freestanding wardrobes.

### Bedroom Two

Replacement UPVC double glazed window to front. Radiator. Ceiling coving.

### Bedroom Three

Replacement UPVC double glazed window to front, radiator, ceiling coving. Over stair storage cupboard with shelf and hanging space within.

### Refitted Bathroom

A refitted bathroom suite with curved shower bath and matching curved shower screen over, mixer tap with shower attachment, wall hung wash hand basin with mixer tap, dual flush low level WC, chrome effect heated towel rail. Oak flooring, ceramic wall tiles, uPVC double glazed window to rear, sunken ceiling down lighters, extractor fan.

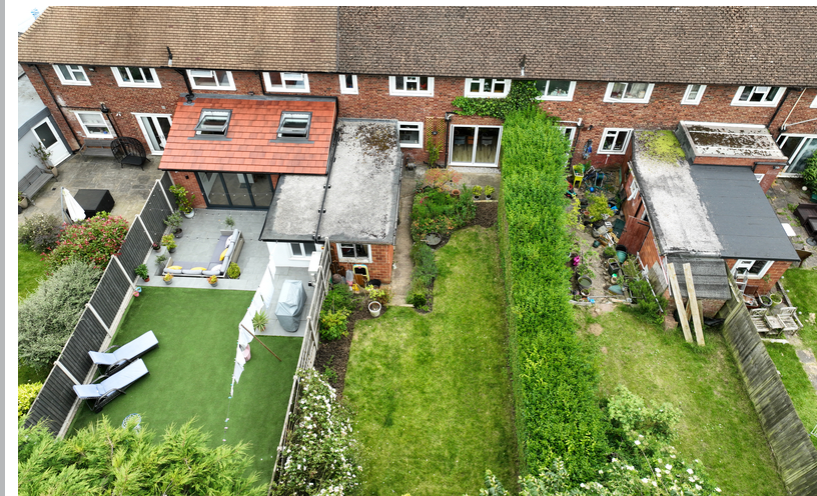
## Outside

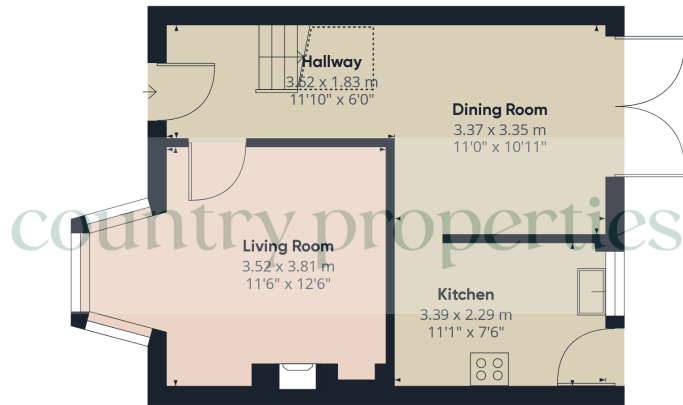
### Front Garden

Front garden is mainly laid to lawn with various flowers and shrubs to borders and a footpath to the front door.

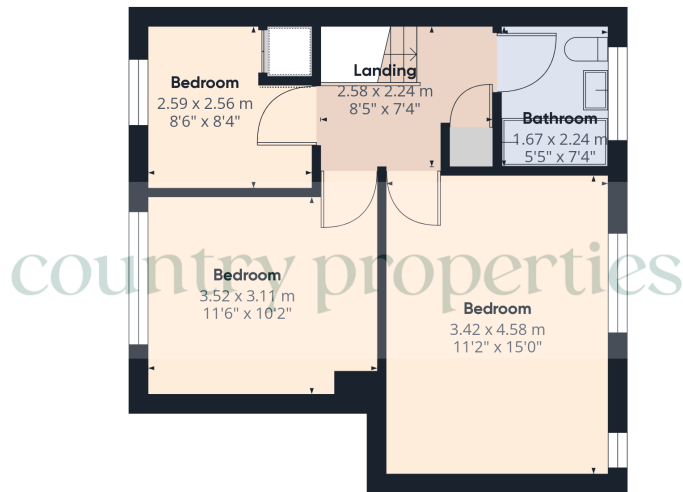
### Rear Garden

The rear garden is mainly laid to lawn with a concrete patio area to the rear of the house and concrete pathway leading past the outbuildings and to the rear of the garden. There is a covered area with a side door providing access to the shared side passage and outbuildings with Electric light and power, one is being used as a utility area. With space and plumbing for washing machine. Under stacked tumble dryer. There is a second with an outside WC with white low level dual flush WC with wash hand basin on top of the cistern metal framed window to side. The third is a good sized storage shed/ workshop with light and power within and a metal framed window to rear.





Ground Floor



Floor 1



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

82.81 m<sup>2</sup>  
891.33 ft<sup>2</sup>

**Reduced headroom**

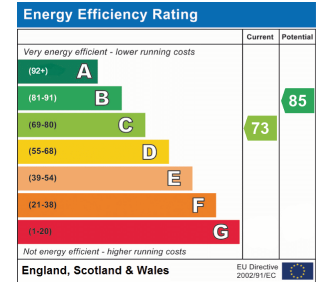
1.46 m<sup>2</sup>  
15.77 ft<sup>2</sup>

(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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