



# 10, Lancaster Way

Welwyn,  
Hertfordshire, AL6 9LD

Guide Price **£399,995**

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properties

This nicely presented two bedroom end terrace house, features gardens to front and rear plus a large additional garden to the side providing great scope for extension and further improvement. The house is located just north of the village centre close to the local M and S store/garage, and within walking distance of the village centre. The house is to be sold chain free and viewing is highly recommended.

## Ground floor

### Entrance Hall

Glazed panelled entrance door to hall, under stairs cupboard, radiator.

### Lounge

16' 2" x 14' 4" (4.93m x 4.37m)  
Feature bay window to front, window to side aspect, built in cupboard, radiator, wired for wall lights.

### Kitchen/diner

12' 0" x 9' 7" (3.66m x 2.92m)  
Range of base and eye level cupboards consisting single drainer stainless steel sink unit, cupboards and drawers, below, work surfaces, panelling to walls, window to rear,

### Rear lobby

Door to garden, wall mounted gas fired boiler.

## First floor

### Landing

Hatch to loft, window to side.



## Bedroom One

16' 4" x 9' 6" (4.98m x 2.90m)

Range of fitted wardrobes, radiator, windows to two aspects.

## Bedroom Two

12' 11" x 9' 10" (3.94m x 3.00m)

Built in wardrobe, built in airing cupboard, window to rear, radiator.

## Bathroom/shower room

Re fitted suite consisting walk in shower cubicle, with pedestal wash hand basin, wc, window to rear, wood style floor, radiator.

## Outside

### Front of house

To the front the house is laid to lawn with borders, driveway to side for car standing.

### Side of house

There is a large garden to the side of the house, laid to lawn with flower beds, offering great scope to extend subject to the necessary planning consent.

### Rear garden

Westerly facing rear garden with paved terrace, lawn, shrubs, flowering borders.

### Brick built outbuilding

8' 2" x 5' 9" (2.49m x 1.75m)

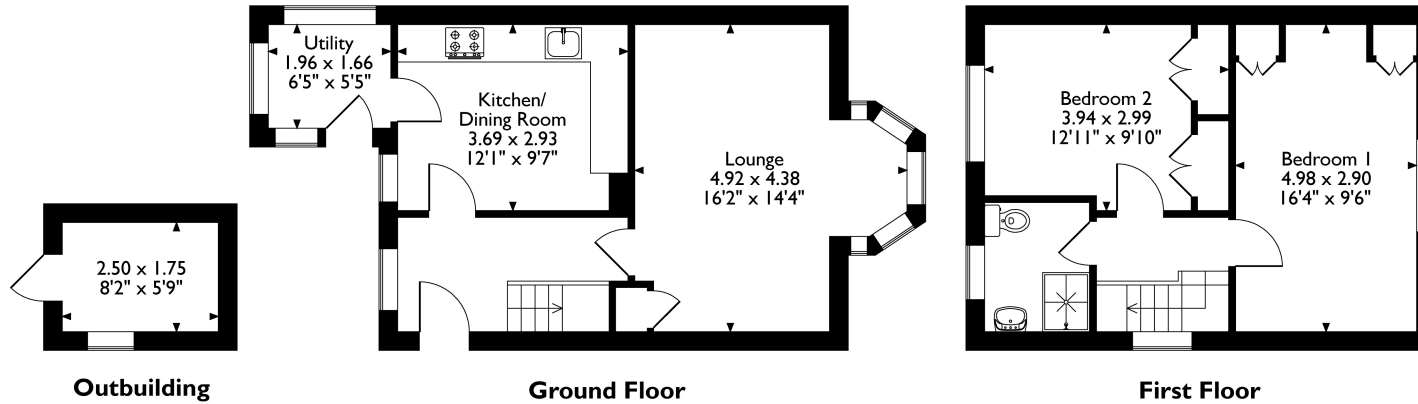
There is a brick built store/outbuilding to the rear of the utility room



10 Lancaster Way, Welwyn, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 74 Sq M/797 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 78 Sq M/840 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Viewing by appointment only

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