



5, Robin Mead

Welwyn Garden City,
Hertfordshire, AL7 1PP
Guide Price £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

Room for the growing family... This delightful 3 bedroom detached self build home located within a quiet cul-de-sac of similar self build properties really is a rare find and needs to be viewed to be appreciated.

- 3 Good sized bedrooms
- Garage and off road parking
- Located in a private road of similar self build houses
- Freehold being purchased by the current owner
- Chain free
- Good sized family accomodation

Ground Floor

Entrance Porch

Composite door leading into entrance porch with UPVC window floor height to front and further UPVC window to side, laminate flooring, large storage cupboard, door to entrance hall.

Entrance Hall

Stairs to first floor, door to dining room, under stair recess, radiator, ceiling coveing, door to cloakroom.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap over, radiator, laminate flooring, extractor fan, sunken ceiling down lighter.

Living Room

UPVC double glazed window to front, ceiling coving, picture rail, two wall light points, full height panel radiator, television and telephone points, feature fireplace with electric flame effect fire within, sliding patio doors to conservatory, ceiling down lighters.

Dining Room

Cherry wood effect laminate flooring, sliding patio door to rear garden, ceiling coving, doorway through to kitchen, archway to living room, full height panel radiator.

Conservatory

Brick wall conservatory with three quarter height wall to one side, UPVC with various window openings, French doors to side, polycarbonate pitched roof fan, down lighter, radiator, ceramic floor tiling, three wall light points.



Kitchen/Diner

Beach effect cupboards with laminate roll edge work top over, stainless steel single bowl sink unit with mixer tap over, integrated halogen hob and chimney style extractor over, stainless steel electric oven and microwave, space for tall fridge freezer, integrated dishwasher, UPVC double glazed window and door to rear, radiator, sunken ceiling down lighters, ceiling coving, room for dining table and chairs, door leading to garage.

First Floor

Landing

Replacement UPVC double glazed window to side, ceiling coving, drop down half ladder leading to part boarded loft, doors to bedrooms, airing cupboard housing Worcester Bosch boiler and pre lagged hot water tank.

Bedroom One

Replacement UPVC double glazed window to front, radiator, ceiling coving.

Bedroom Two

Replacement UPVC double glazed window to rear, radiator.

Bedroom Three

Replacement UPVC double glazed window to front, radiator, built in cupboard over stairwell bulkhead.

Bathroom

Refitted with a white suite comprising of low level dual flush WC, bidet, walk in double shower cubicle with rainfall shower over and further handheld body spray, ceramic sink with mixer tap over, inset within a roll edge laminate worktop with cupboards and drawers below, chrome effect heated towel rail, mounted storage cupboards with lighting above, ceramic wall tiling, laminate flooring, replacement UPVC double glazed window to rear, sunken ceiling down lighters and extractor fan.

Outside

Front Garden

Mainly laid to lawn with flowers and shrubs to borders, block paved driveway providing off road parking for two good sized vehicles and providing access to the garage.

Rear Garden

Mainly laid to lawn with a timber fence around, extensive patio area and large timber shed/workshop.

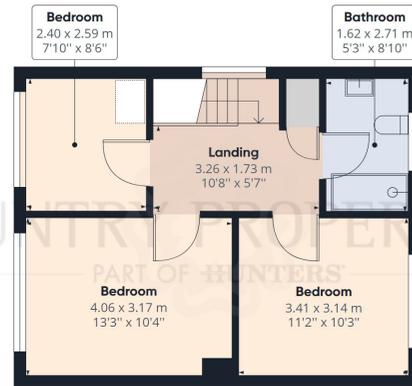
Garage

Upload door, light and power within, space and plumbing for automatic washing machine and dishwasher.

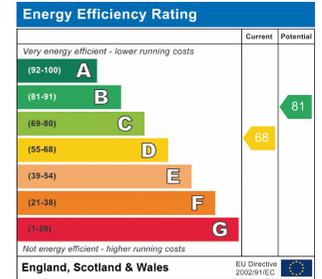




Ground Floor



Floor 1



Approximate total area⁽¹⁾

135.12 m²
1454.37 ft²

Reduced headroom

1.33 m²
14.27 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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