



12, Hornsfield

Welwyn Garden City,
Hertfordshire, AL7 2DX
Offers in Excess of £375,000

country
properties

LOOKING FOR YOUR FIRST HOME THEN THIS IS THE PROPERTY FOR YOU!! This bright 3 bedroom terraced house is situated in a quiet cul-de-sac location of Panshanger. The property comprises of a Kitchen/Breakfast Room, 3 bedrooms with 2 doubles and a downstairs cloakroom. Close to local shops and schools this property is a little hidden gem!!!

- FREEHOLD
- TERRACED HOUSE
- 3 BEDROOM
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- PLAY AREA RIGHT ON YOUR DOORSTEP
- DOWNSTAIRS CLOAKROOM
- PANSHANGER LOCATION
- CUL-DE-SAC

Ground Floor

Entrance Hall

Laminated flooring. Thermostatically controlled radiator. Wall mounted nest thermostat control. Door leading to storage area. Door leading to living room, kitchen and downstairs WC. Phone line.

Living Room

Carpeted. Television aerial port. Phone line. Thermostatically controlled radiator. Large double glazed UPVC window overlooking the front.

Kitchen

Selection of wall and floor storage cupboards. Space for under the counter washing machine. Space for tumble dryer. Space for under the counter dishwasher. Space for freestanding fridge/freezer. Integrated Hotpoint double oven with Hotpoint four gas hob burner and Hotpoint extractor hood over. Granite affect laminate worktop. Thermostatically controlled radiator. Dual aspect double glazed UPVC windows overlooking garden. Tile effect vinyl flooring.

Downstairs WC

Two piece bathroom suite comprising of vanity sink basin with chrome mixer taps and low level WC with dual flush. Obscure glass double glazed UPVC window overlooking the garden. Thermostatically controlled radiator.



First Floor

Landing

Carpeted. Doors leading to bathroom, master bedroom, second bedroom, third bedroom and double doors leading to airing cupboard.

Master Bedroom

Carpeted. Thermostatically controlled radiator. Large double glazed UPVC window overlooking the front.

Bedroom Two

Carpeted. Thermostatically controlled radiator. Large double glazed UPVC window overlooking the garden.

Bedroom Three

Carpeted. Double glazed UPVC window overlooking the front. Thermostatically controlled radiator. Built-in over the stairs storage. Loft access.

Bathroom

Three piece bathroom suite comprising of low level panel bath with thermostatically controlled shower. Sink basin with chrome mixer tap. Low level WC with dual flush. Fully tiled. Obscured glass double glazed UPVC windows overlooking the garden. Wall mounted heated towel rail. Vinyl flooring.

Outside

Front Garden

Paved pathway leading to UPVC front door with cupboard housing metres. Mainly laid to lawn with small hedge at front.

Rear Garden

Small paved area leading to mainly laid to lawn garden with small pond, shed behind and small greenhouse. Rear gated access leading to pathway with outdoor tap and outdoor power.

Agents Notes & Material Information

Tenure: Freehold - Terraced.

EPC Rating: D

Council Tax Band: D £2225 P.A - Welwyn & Hatfield Council.

Built Of Standard Construction.

There is mains Electric, Gas, Water and Sewage to the property.

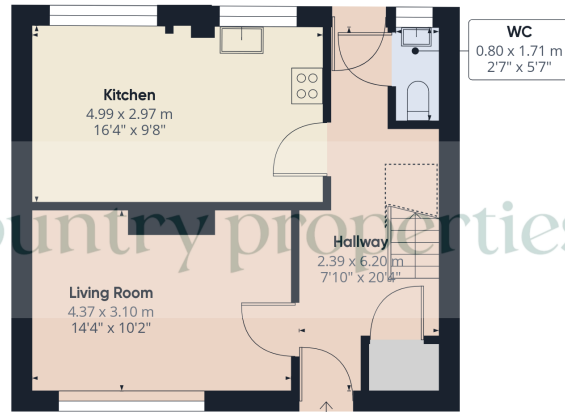
Broadband is available at up to 1000mbps

There is a mobile phone signal available on all networks. O2, & Vodafone having the best signal.

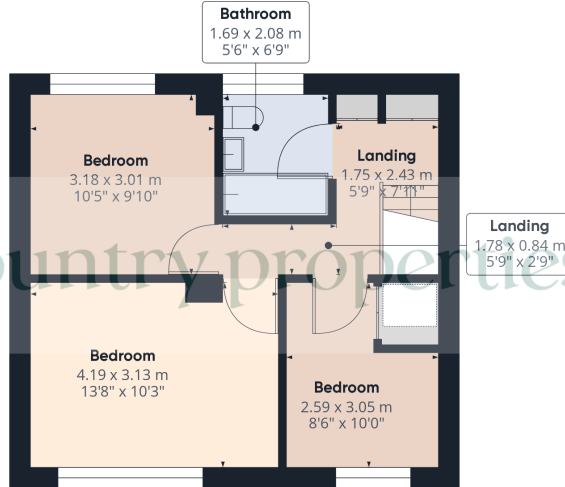
Flood Risk Is Low.

On Street Communal Parking.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

80.32 m²
864.55 ft²

Reduced headroom

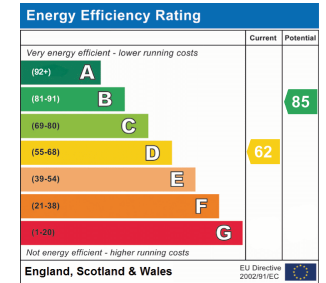
0.95 m²
10.26 ft²

(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

Viewing by appointment only

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