



# 37, Reddings

Welwyn Garden City,  
Hertfordshire, AL8 7LA

Offers in Excess of £1,000,000

country  
properties

A MUST HAVE!! This doesn't happen often, a rare opportunity has arisen to acquire this extended four bedroom detached bungalow in one of the most desirable locations in town. Offering a large rear garden with gated access to Sherrardspark, off road parking and garage, large master bedroom with en-suite and to top it off a very spacious living room and separate kitchen / diner. This property is a must view.

- 4 BEDROOM EXTENDED DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN WITH GATED ACCESS TO SHERRARDSPARK WOODS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY ROOM
- OFF ROAD PARKING FOR 3 CARS AND GARAGE
- LARGE LIVING ROOM WITH DOORS LEADING TO GARDEN
- CLOSE TO TOWN CENTER AND TRAIN STATION
- POTENTIAL TO RAISE THE ROOF AND EXTEND UPWARDS AS NEXT DOOR HAVE DONE. (STPP)

## Ground Floor

### Entrance Hall

A large T shaped Entrance Hall with ceiling downlighters. Two radiators. Storage cupboard, additional cupboard housing the hot water tank. Glazed double doors leading into the Living Room.

### Cloakroom

White wash hand basin with chrome mixer taps and part tiled surround, WC, porcelain glazed tiled flooring, radiator, extractor vent.

### Living Room

A bright and spacious room with two sets of French doors and large windows overlooking the rear garden with wooded aspect beyond. Two radiators. Television point.

### Kitchen/Breakfast Room

A large ideal family room extensively fitted with matching wall and floor units with solid oak fronts with contrasting granite work surfaces, stainless steel 1 1/2 bowl sink unit with chrome mixer taps. Bosch five ring gas hob with matching stainless steel cooker hood above and matching Bosch double oven and grill below. Integrated dishwasher and fridge/freezer. Glazed porcelain tiled floor. Double glazed window and double French doors to the rear garden. Radiator, television point and a door to the Utility Room.

### Utility Room

Fitted with a matching range of wall and floor cupboards with solid oak fronts (the same style as the Kitchen), roll top contrasting laminate work surfaces, stainless steel single drainer sink unit with mixer taps. Radiator. Continuation of the porcelain glazed tiled floor from the Kitchen. Plumbing for a washing machine, extractor fan. Door to Garage.

### Master Bedroom

A bright room with a double glazed large picture window overlooking the front. Radiator. A range of full height built in Beech effect wardrobes that include two single and two double with contemporary style chrome handles with shelf and hanging space within. Television point. Door to the large En Suite.

### En Suite Shower Room

Fully tiled with a corner shower with curved sliding doors and Monsoon shower head. A white suite comprising of a wash hand basin with chrome mixer taps, WC, combination chrome radiator/heated towel rail, extractor vent, natural lime stone floor with electrical thermostatically controlled heating below.



## Bedroom Two

Double glazed window and double French doors to the rear garden, radiator and television point.

## Bedroom Three

Dual aspect double glazed window to front, radiator.

## Bedroom Four

Double glazed window to front, radiator, shelved storage cupboard.

## Bath and Shower Room

Fully tiled corner shower with curved shower doors and fitted chrome power shower, wash hand basin with chrome mixer taps, panelled bath with chrome mixer taps and WC. Double glazed window. Combination chrome radiator/heated towel rail. Glazed porcelain tiled flooring with electrical thermostatically controlled floor heating below.

## Outside

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The property is situated in a much sought after West Side location within a few hundred yards level walk to the town centre. The property benefits hugely from it's close proximity to both the town centre and sought after schools.

### Front Garden

A lawned garden with mature shrub borders, cobble styled block pavia providing off road parking for approximately 3 vehicles, gated access via the side to the rear garden.

### Rear Garden

A good size secluded family garden with mature trees and shrubs, natural stone patio with a further raised patio area that overlooks the lawn with a further matching natural stone base for the cedar shed, gated access to the rear leading to Sherrardswood. The garden is bordered by a mixture of timber fence, beach & holly hedges. Outside tap.

## Garage

A single garage with up and over door, light and power, wall mounted gas central heating boiler.

## Agents Notes & Material Information

Tenure: Freehold - Detached Bungalow.

EPC Rating:

Council Tax Band: E £2719 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.

Flood Risk Is Low.

Off road parking for 3 cars and garage.





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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