



country
properties
For Sale

15, Holwell Road
Welwyn Garden City,
Hertfordshire, AL7 3RA
Guide Price £425,000

country
properties

CHAIN FREE!! This well presented 3 bed end of terrace is situated close to the station which is great for commuters. The property also comprises of 3 good size bedrooms, modern spacious kitchen and off road parking for 2 cars.

- CHAIN FREE!!
- END OF TERRACE
- CLOSE TO STATION
- 3 BEDROOM
- DOWNSTAIRS W/C
- BLOCKED PAVED DRIVEWAY FOR 2 CARS
- LOW MAINTAINENCE REAR GARDEN

Ground Floor

Entrance Hall

Engineered wood flooring.
Radiator. 2x storage cupboards.
Carpeted stairs leading to 1st floor.
Doors leading to living room,
kitchen and downstairs WC. uPVC
door leading to rear garden.

Living Room

Continuation of wood flooring. 2X
radiators. Double glazed uPVC
windows overlooking the front. TV
aerial ports and phone line.

Kitchen

A wide selection of wall and floor
storage cupboards with cream
frontage. integrated Neff oven with
Neff induction hob and Neff
extractor hood over. Space for
freestanding fridge freezer. Space
for under the counter washing
machine and tumble dryer. Tiled
flooring, sunken ceiling
downlighters and radiator. Double
glazed uPVC window overlooking
the garden. Cupboard housing
BAXI boiler. Sink basin with chrome
mixer tap.

Downstairs W/C

Two piece bathroom suite
comprising of low level WC with
dual flush and corner sink basin
with chrome mixer tap. Marble
effect tiling. Small obscure double
glazed uPVC window overlooking
the garden. Tiled flooring.



First Floor

Landing

Continuation of carpet from ground floor. Doors leading to all rooms and door leading to airing cupboard with slatted shelves and tank. Loft access with pull down ladder and loft is partially boarded.

Master Bedroom

Carpeted. Dual aspect double glazed uPVC windows overlooking the front. Radiator.

Bedroom 2

Carpeted. Radiator. Double glazed uPVC window overlooking rear garden.

Bedroom 3

Carpeted. Radiator. Double glazed uPVC windows overlooking the front. Built in over the stairs storage.

Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, sink basin with chrome mixer tap and vanity cupboard underneath. Low level panel bath with chrome mixer taps and thermostatically controlled shower with rainfall shower attachment. Concertina glass shower screen. Heated towel rail. Obscure glass double glazed uPVC windows overlooking the garden. Sunken ceiling downlighters and tiled flooring.

Exterior

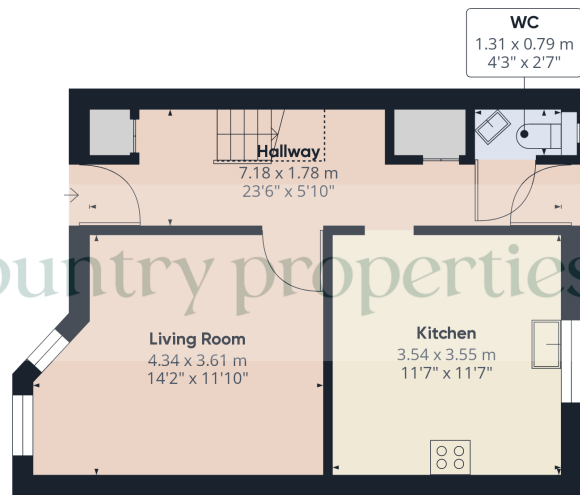
Front Garden

Blocked paved driveway for 2 cars.

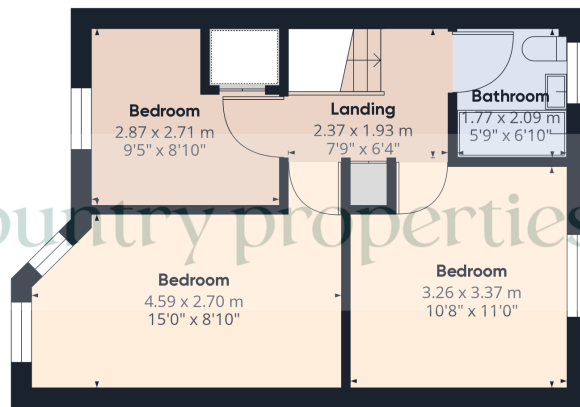
Rear Garden

Low maintenance garden with paved area leading to Astro turfed lawn with good size shed at the bottom. Gated side access. Outdoor tap.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

75.66 m²

814.39 ft²

Reduced headroom

1.38 m²

14.86 ft²

(1) Excluding balconies and terraces

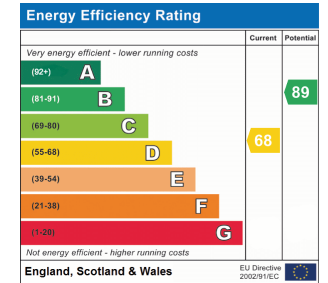
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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