



2, Poppyfields

Welwyn Garden City,
Hertfordshire, AL7 2HJ
Guide Price £230,000

country
properties

First Floor Maisonette with Private Entrance Hall, own Garden and Allocated Parking.

- First Floor Maisonette
- One bedroom
- Private Entrance and Hallway
- Unfurnished
- Available Mid August!

Ground Floor

Entrance Hall

Entrance via a UPVC door into Entrance Hall. Ceiling lighting. Stairs to the first floor landing.

First Floor

Landing

Doors to Kitchen/Dining Area.

Kitchen/ Breakfast Room and Dining Area

Kitchen with a range of matching wall and floor cupboards with complimentary block wood work surfaces over. Four ring gas hob inset to work surface with stainless steel electric oven/grill under and a stainless steel extractor hood above with a glass splash screen to rear. Single bowl ceramic sink unit with chrome mixer tap over. Integrated stainless steel dishwasher and integrated fridge/freezer. Breakfast bar area. Part tiling to splash backs. Counter top power points. Inset ceiling spotlight downlighters. Ceiling coving. Double wall mounted radiator. Wood flooring. Replacement UPVC double glazed window to the side. Door to Living Room and Inner Lobby.



Living Room

Two replacement UPVC double glazed windows to the front. Double wall mounted radiator. Ceiling lighting. Ceiling coving. Door to over stairs storage cupboard.

Lobby

Access to loft via a hatch. Door to airing cupboard housing the wall mounted combi boiler system with timer controls and slatted shelving beneath. Space and plumbing for washing machine/Dryer. Ceiling lighting. Door to Bedroom.

Bedroom

Replacement UPVC double glazed window overlooking the rear. Ceiling lighting. Double wall mounted radiator. Built in wardrobe with sliding doors and full and part length hanging within with shelving beneath.

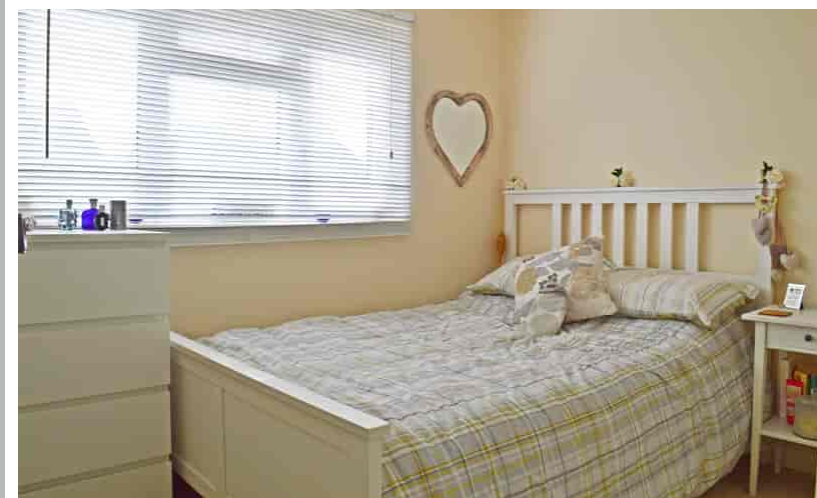
Bathroom

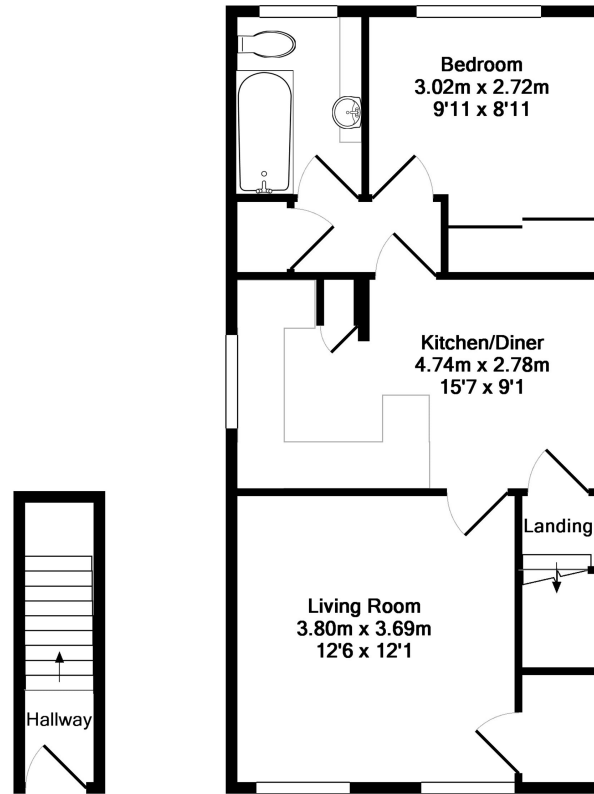
Suite comprising of a panelled bath with chrome mixer tap over and a mains plumbed shower above, low level push flush WC and a wash hand basin with chrome mixer taps inset to vanity unit with storage beneath. Double wall mounted radiator. Ceiling coving. Ceiling lighting. Obscure UPVC double glazed window to the rear.

Outside

Garden

Fully fenced to all sides with a range of flowers and shrubs to borders. Timber garden shed. Patio area providing space for outside dining and entertainment.



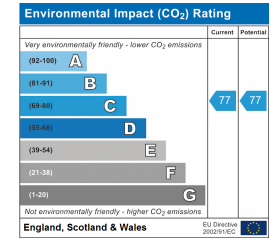
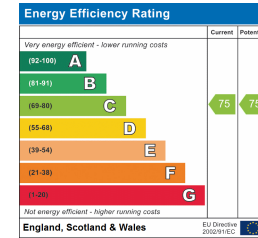


Ground floor
Approx. Floor
Area 3.9 Sq.M.
(41 Sq.Ft.)

1st floor
Approx. Floor
Area 47.3 Sq.M.
(509 Sq.Ft.)

Total Approx. Floor Area 51.2 Sq.M. (551 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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