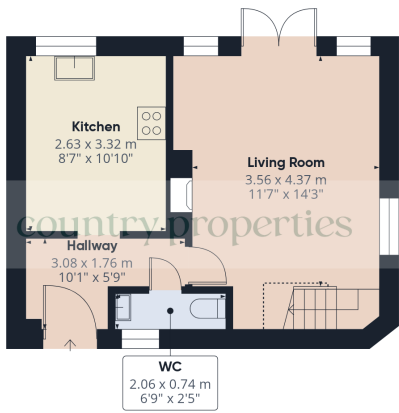




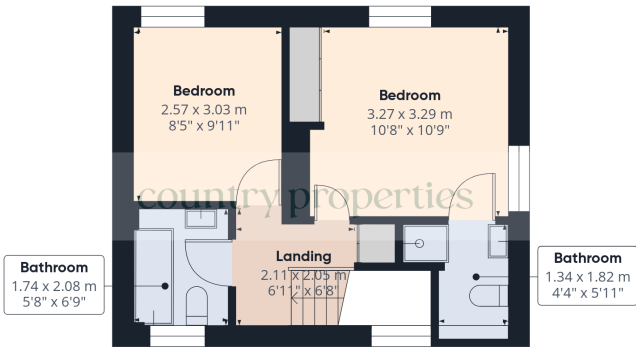
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5, Sherrards Mansions

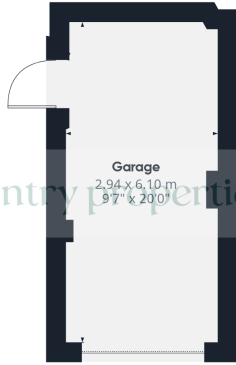
Welwyn Garden City,
Hertfordshire, AL8 7AY
Guide Price £600,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

81.1 m²
873 ft²

Reduced headroom

1 m²
10 ft²

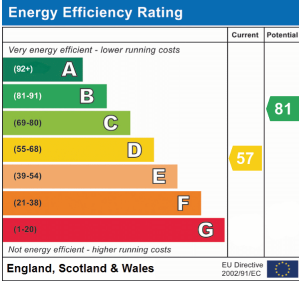
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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www.country-properties.co.uk

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A TOUCH OF CLASS.....Charming semi detached Mews style home which is part of a mansion conversion.

- Dual aspect living room with french doors to garden.
- Fitted kitchen with integrated appliances.
- Master bedroom with en-suite.
- Family bathroom.
- Delightful courtyard style garden.
- Garage and off road parking.
- NO ONWARD CHAIN!!!

Ground Floor

Entrance Hall

Timber-framed double glazed door with etched glass leading in through to the entrance hall with doors to the kitchen, living room and cloakroom. Radiator. Ceiling coving. Built in book/display shelves.

Cloakroom

A refitted suite comprising of a low level dual flush concealed system WC, wash hand basin with chrome effect mixer tap over and vanity unit below. Radiator. Tile effect flooring. Double glazed timber framed window to front.

Living Room

A dual aspect room with timber frame double-glazed window to side. Two timber-framed double-glazed sash windows to rear and further timber-framed double-glazed French doors leading to rear garden. Ceiling coving. Stairs to first floor. Feature gas flame effect fireplace with decorative tiled rear and timber surround with stone hearth. Television and telephone points. Radiator. Under stair recess with further radiator within.

Kitchen

A refitted kitchen with Wood strip effect laminate flooring. Square edge laminate worktop, high gloss cupboards above and below, stainless steel 1 ½ bowl sink unit with mixer tap over, integrated 5 burner induction hob and electric steam oven below with extractor over. Space for American style fridge freezer. Ceramic wall tiling. Wall-mounted gas boiler. Ceiling coving. LED Ceiling lighting. Double-glazed timber-framed sash window to rear. Breakfast bar with seating area. Extractor Fan.



First Floor

Landing

Double-glazed timber-framed sash window to front. Ceiling coving. Loft Access. Airing cupboard with slatted shelving within. Doors to bedrooms.

Bedroom One

A dual aspect room with timber-framed double-glazed sash windows to side and rear. Radiator. A range of built-in wardrobes with shelf and hanging space within and further cupboard space above. Door to en suite.

Ensuite

A refitted shower with tile effect vinyl flooring. Wash hand basin with high gloss grey fronted vanity cupboard below and chrome effect mixer tap over, low level dual flush concealed system WC. Wall-mounted heated towel rail. wall mounted mirror fronted cupboard storage. Walk-in shower cubicle with Aqualisa rainfall shower and further handheld shower head. Ceramic wall tiling. Extractor Fan. LED lighting.

Bedroom Two

Timber-framed double-glazed sash window to rear. Radiator.

Bathroom

A three piece suite comprising of an enamelled bath with mixer tap and shower attachment. Low level dual flush WC with concealed system. Wash hand basin inset within a grey fronted vanity cupboard below with mixer tap over. Bathroom mirror with integrated lighting. Chrome effect heated towel rail. Ceramic wall tiling. Ceramic floor tiling. Extractor fan. LED lighting and a feature timber porthole window with etched glass.

Outside

Rear Garden

Extensive flagstone patio area with decorative gravel within. Surrounded by a tall brick wall. Trees, flowers and shrubs to borders. Access to the garage. Timber gated side access leading back to the front of the property. Outside power point and PIR lighting.

Front Garden

As a mews style property, the property has a block paved communal area to the front and driveway providing plenty of off road parking onsite.

Garden

A single garage with pitched roof. Metal up and over door. Light and power within. Park glazed. Personal door to side leading into the rear garden.

