



**15, Sylvandale**  
Welwyn Garden City,  
Hertfordshire, AL7 2HP  
£2,300 pcm

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properties

AVAILABLE NOW!! This freshly decorated 4 bed link detached house comprises of a spacious kitchen/ diner with separate utility room and the added bonus of off street parking with a garage. Downstairs shower room and good size bedrooms, this property is great for the growing family.

- AVAILABLE NOW!!
- 4 BED LINK DETACHED
- LIVING ROOM WITH FEATURE FIREPLACE
- UTILITY ROOM
- FRESHLY DECORATED
- DRIVEWAY AND GARAGE
- SPACIOUS KITCHEN / DINER

### Ground Floor

#### Hallway

Doors leading to kitchen and living room with wood flooring. Thermostatically controlled radiator. Obscure glass double glazed UPVC Georgian style window overlooking the front.

#### Living Room

Continuation of wood flooring. Replacement double glazed UPVC Georgian style windows overlooking the front. 2x thermostatically controlled radiators. Phone line and TV aerial ports. Wall mounted feature fireplace. 2 panel glass doors leading into kitchen diner.

#### Kitchen / Dining Room

Continuation of wood flooring. Door leading to under the stairs storage with light. A wide selection of wall and floor storage cupboards with white frontage. Granite worktops with integrated induction hob integrated and 2 ovens. 1 1/2 sink basin with chrome mixer taps. Under the counter dishwasher and freestanding fridge freezer. 2x thermostatically controlled radiators. TV aerial port. 2 skylights. French and bifold doors leading to the rear garden. Replacement double glazed UPVC windows overlooking the garden. Door leading into the utility room.

#### Utility Room

Tile flooring. Floor and wall storage cabinets with cream frontage. Under the counter washing machine and tumble dryer. Sink basin with chrome mixer tap. Patio door leading to rear garden. Door leading to downstairs shower room.



## Downstairs Shower room

Three piece suite comprising of a shower cubicle with glass sliding doors. Aqualisa thermostatically controlled shower with extractor fan over. Low level WC with dual flush. Sink basin with chrome mixer tap. door leading to garage. Mounted heated towel rail and shaver point.

## First Floor

### Landing

Carpeted. Doors leading to all rooms. Airing cupboard housing water tank and loft access.

### Master Bedroom

Continuation of carpet. Thermostatically controlled radiator. Replacement double glazed UPVC Georgian style windows overlooking the front. Freestanding wardrobe. TV aerial ports and phone line.

### Bedroom 2

Continuation of carpet. Thermostatically controlled radiator. Replacement double glazed UPVC Georgian style windows overlooking the garden. TV aerial port.

### Bedroom 3

Continuation of carpet. Replacement double glazed UPVC Georgian style windows overlooking the front. Thermostatically controlled radiator. Phone line. Built in over the stairs storage cupboard.

### Bedroom 4

Continuation of carpet. Thermostatically controlled radiator. Replacement double glazed UPVC Georgian style windows overlooking the garden. TV aerial port.

### Bathroom

Three piece bathroom suite comprising of a low level panel bath with Aqualisa thermostatically controlled shower and glass shower screen. Low level WC with dual flush. Sink basin with chrome mixer taps. Heated towel rail. Extractor fan and sunken ceiling downlights.

### Exterior

#### Front Garden

Small path leading to front door. Off road parking for one car and plenty of on street parking. Mainly laid to lawn. House overlooks the woods.

#### Rear Garden

Mainly laid to lawn with small patio area to the rear. Outdoor tap.

### Agents Notes

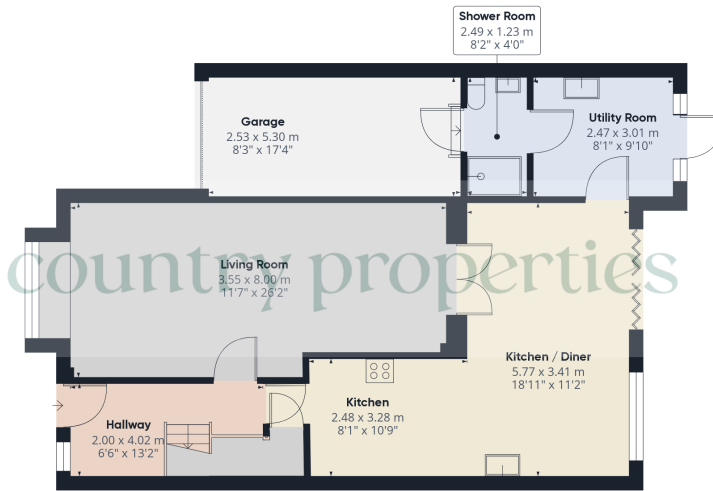
Tenure: Freehold.

EPC Rating: C.

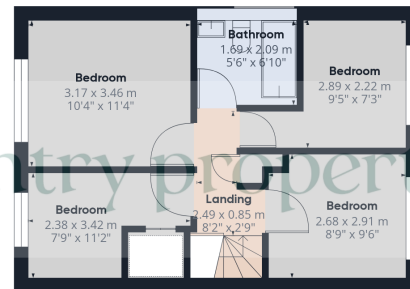
Council Tax Band: E £2719. 24-25.

Deposit: £2,653.85





Ground Floor



Floor 1

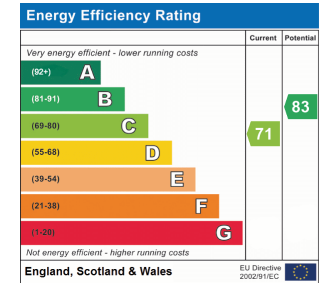
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Approximate total area<sup>(1)</sup>  
129.3 m<sup>2</sup>  
1391.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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