



# 89, Haymeads

Welwyn Garden City,  
Hertfordshire, AL8 7AD  
Offers in Excess of £475,000

country  
properties

IF YOU LIKE GARDENING THIS IS THE PROPERTY FOR YOU!! This recently refurbished 3 bed semi detached with large corner plot comprises of 2 double bedrooms, good sized living room and kitchen, an office which you could use as a 4th bedroom, a garden to die for with potential for an extension (STPP) and Off road parking for 2 cars. This property is a must view.

- RECENTLY REFURBISHED 3 BED SEMI - DETACHED
- OFFICE ROOM YOU COULD USE AS A DOWNSTAIRS 4TH BEDROOM
- OFF ROAD PARKING FOR 2 CARS
- LARGE CORNER PLOT
- GOOD SIZED KITCHEN AND LIVING ROOM
- CLOSE TO LOCAL SCHOOLS & TRAIN STATION
- AL8 LOCATION
- POTENTIAL TO EXTEND (STPP)

## Ground Floor

### Hallway

Carpeted stairs leading to first floor. Patterned glass panel door leading to living room. Door leading to office / 4th bedroom. Mosaic style tiled flooring. Radiator.

### Living/Dining Room

Carpeted. Feature gas fire. Double glazed UPVC window overlooking the front garden. Double glazed UPVC sliding patio doors leading to rear garden. Thermostatically controlled radiators. TV aerial port. Pattern glass door leading into kitchen.

### Kitchen

Solid grey hard flooring. Selection of wooden floor storage cupboards with grey frontage. Marble effect laminate worktop. Space for freestanding fridge/freezer. Space for under the counter washing machine, dishwasher and electric cooker. Sunken ceiling downlighters. UPVC door leading to garden. Built in extractor hood with tile splash back. Sink basin with chrome mixer tap. Double glazed UPVC window overlooking the rear garden.

### Office/Bedroom Four

Laminated flooring. Door leading to side. Obscured glass double glazed UPVC window overlooking the side.

## First Floor

### Landing

Carpeted. Doors leading to all rooms. Loft access.

### Master Bedroom

Carpeted. Thermostatically controlled radiator. Dual aspect double glazed UPVC windows overlooking the front. TV aerial connector.



## Bedroom Two

Carpeted. Dual aspect double glazed UPVC windows overlooking the front and the side. Thermostatically controlled radiator.

## Bedroom Three

Carpeted. Thermostatically controlled radiator. Double glazed UPVC window overlooking the rear garden. Built in storage/wardrobe.

## Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, sink basin with black mixer tap and storage underneath. L-shaped low level panel bath with black mixer taps and Triton electric shower above. Glass shower screen. Extractor fan. Sunken ceiling downlighters. Double glazed UPVC windows overlooking the garden. Thermostatically controlled radiator.

## Exterior

### Front Garden

Steps leading down to obscure glass front door. Light coloured pebbles and stones with small fence bordering. Paved driveway followed by plastic hard standing for two cars with fence and hedged border.

### Rear Garden

Composite grey decking. Paved slabbed area next to it. From the decking you have a mainly laid to lawn area with a selection of trees and shrubs bordering the garden. Storage shed. Gravel stoned area. Old concrete standing for previous glass greenhouse. At the far end of the garden is mainly laid to lawn with hedge borders and apple trees. Outdoor tap. Electric power socket.

### Agents Notes & Material Information

Tenure: Freehold - Semi Detached.

EPC Rating: C

Council Tax Band: D £2225 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

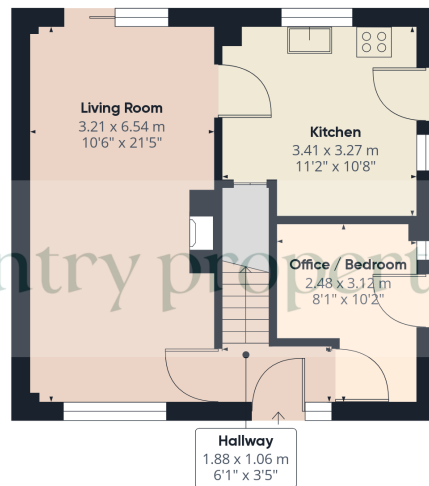
There is a mobile phone signal available on all networks. O2 having the best signal.

Flood Risk Is Low.

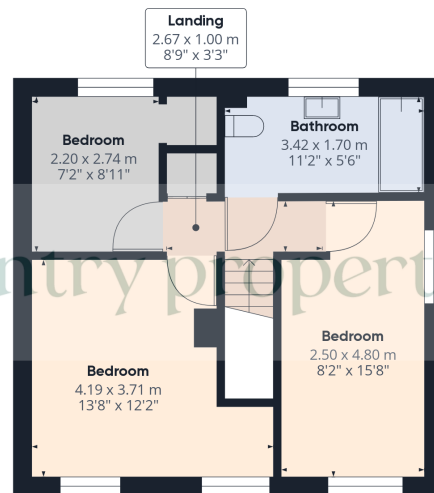
Off Street Parking For 2 Cars.

Previous planning for an additional house on the plot has been rejected. Other plans to turn this house to a terrace and build an end of terrace has been rejected also.





Ground Floor



Floor 1



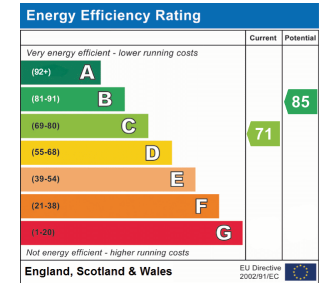
Approximate total area<sup>(1)</sup>

83.43 m<sup>2</sup>  
898.07 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.

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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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