



# 104, Mill Green Road

Welwyn Garden City,  
Hertfordshire, AL7 3XE  
**£425,000**

country  
properties

Early garden city charm with a modern interior and located close to everything you could need. This 3 bedroom 1930's terraced home with off road parking has a refitted kitchen and bathroom and is located within a hundred yards of shops and amenities and within walking distance of the town center and station.

- 3 bedrooms
- Off road parking for up to 2 cars
- Refitted bathroom and seperate WC
- Refitted kitchen
- 2 Reception rooms
- Close to shops and amenities

#### Living Room

Continuation of the engineered oak flooring. Radiator. Ceiling coving. Television and telephone points. Feature electric flame effect fire with granite hearth and rear with oak effect surround and mantle.

#### Dining Room

Continuation of the engineered oak flooring. Ceiling coving. Radiator. Replacement UPVC double glazed French doors leading out onto garden.

#### Kitchen

Ceramic floor tiling ceramic wall tiling. Replacement UPVC double glazed window to rear. Laminate roll edge worktop with white high gloss fronted cupboards above and below with brushed steel handles. Five burner gas hob. Integrated oven and grill. Integrated fridge/freezer space and plumbing for automatic washing machine. Single bowl ceramic sink with mixer tap over.

#### Ground Floor

##### Entrance Hall

Replacement composite door leading through to entrance hall with stairs to first floor. Radiator. Solid oak door leading through to under stair storage cupboard. Multi pane glazed oak doors leading to living room, dining room and kitchen. Engineered oak flooring.



## First Floor

### Landing

Drop down hatch and ladder leading to loft space. Solid oak doors leading to airing cupboard. Door to bathroom and bedrooms. Glazed window allowing natural light to flow through from bedroom three onto the landing.

### Bedroom One

Placement UPVC double glazed Georgian style window to front. Radiator.

### Bedroom Two

Replacement UPVC double glazed window to rear Georgian style. Radiator.

### Bedroom Three

Replacement UPVC double glazed Georgian style window to front. Radiator. Bulkhead for stairwell.

### Bathroom

Refitted bathroom suite with a panel bath and a thermostatically controlled shower with rainfall shower over and riser shower attachment. Wash hand basin inset within a vanity unit with cupboards below. Ceramic wall tiling and tile effect vinyl flooring. Sunken ceiling downlighters. Floor height panel style radiator. Replacement UPVC double glazed window with obscured glass to rear.

## WC

A refitted cloakroom suite comprising of low level flush WC and a wall hung wash hand basin. Full height panel radiator. Ceramic wall tiling and tile effect vinyl flooring, Sunken ceiling downlighters. Replacement UPVC double glazed window to rear with obscured glass.

## Outside

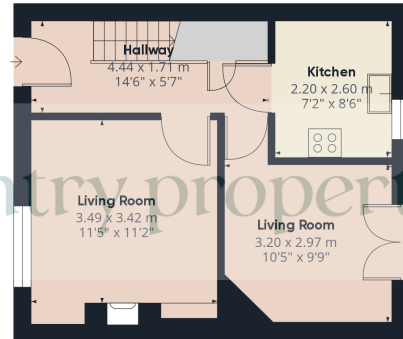
### Front Garden

Path leading to the covered porch with door to house, concrete and graveled drive providing off road parking for 2 cars, hedge surround, side passage leading to rear.

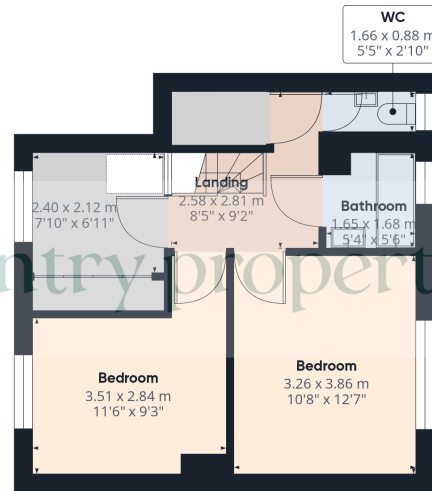
### Rear Garden

Mainly laid to lawn with a hedge surround. Patio area to the rear of the property and a pathway leading to the rear of the garden. Raised graveled bedding areas with various flowers and shrubs to borders. Classic Welwyn Garden style shed with tiled pitched roof. Timber shed and further aluminum shed to the rear of the garden. Gated access providing access to the side passage leading back out to the front of the property. Outside tap. Pir security lighting. Manually controlled garden awning.





Ground Floor



Floor 1

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

75.58 m<sup>2</sup>  
813.54 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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