



# 1 Perrywood, Walden Road

WELWYN GARDEN CITY,  
Hertfordshire, AL8 7PZ

**Guide Price £450,000**

country  
properties



LOCATION, LOCATION, LOCATION! This fully refurbished 2 bed bungalow situated close to the town center, is an exclusive development to the over 55's. With modern shower room, allocated parking and open plan living this property is well worth a visit.

- FULLY REFURBISHED BUNGALOW
- CLOSE TO TOWN CENTER
- EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S
- ALLOCATED PARKING
- PRIVATE PATIO
- COMMUNAL GARDENS
- SHOWER ROOM
- 2 BEDROOMS
- OPEN PLAN LIVING/DINING AND KITCHEN AREA
- LEASEHOLD - 87 YEARS REMAINING

### Entrance Hall

Solid wood flooring. Sunken ceiling downlighters, two access hatches to loft. 2 Electric oil radiator. Mains wired Ring door bell,. Storage cupboard housing water heater. Doors leading to all rooms

### Living Room

Continuation of solid wood flooring. Electric oil radiator. TV point & Ethernet point. Large double glazed bay window over looking the communal gardens and double glazed door to rear.

### Kitchen

Modern kitchen with floor and wall storage cupboards with white gloss frontage and under cupboard lights. Integrated appliances including fridge/freezer, Bosch induction hob and Bosch oven. Sink basin with chrome mixer tap and spray attachment.. Sunken ceiling downlighters. Space for under the counter washing machine. Breakfast bar. double glazed uPVC window overlooking the side. Tiled flooring.



## Dining Room

Continuation of solid wood flooring. Double glazed uPVC window overlooking the rear. Electric oil radiator

## Bathroom

Modern three piece bathroom suite comprising of a spacious walk in shower with electric shower, fixed head and separate shower handset .Fully tiled around the shower and glass shower screen. Large sink basin with chrome mixer tap and storage underneath. Low level W/C with dual flush. Wall mounted heated towel rail. 2 extractor fans. Sunken ceiling down lighters. Tiled flooring.

## Master Bedroom

Continuation of solid wood flooring. Built in double wardrobe. Large bay window with double glazed uPVC windows overlooking the front. Fuse board cupboard & TV point. Electric oil radiator.

## Bedroom 2

Continuation of solid wood flooring. Double glazed uPVC window overlooking the front. TV point. Electric oil radiator.

## Outside

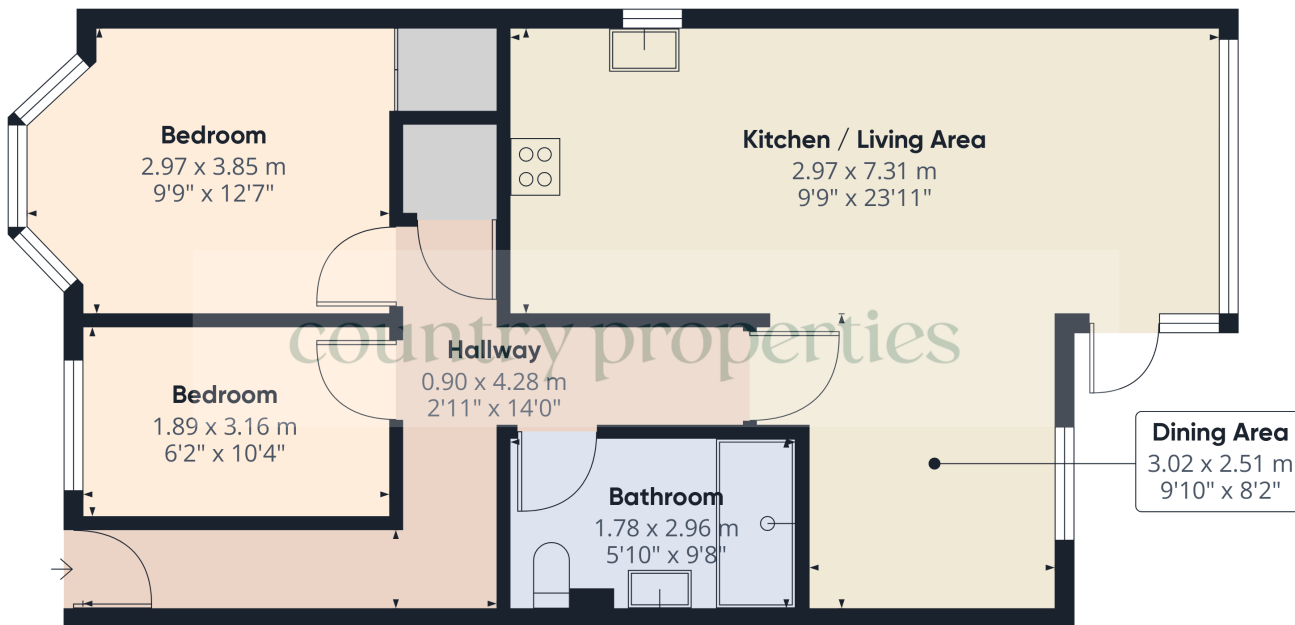
Private patio area leading to the Communal Gardens.1 allocated parking space and visitor parking.

## Agents Notes

Ground Rent: £50 rising to £250 pa. Service Charge: £1,500 pa (includes outside maintenance, buildings insurance).

Leasehold: 87 Years Remaining.





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

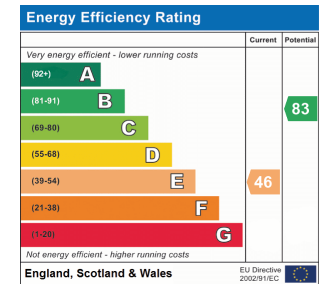
64.42 m<sup>2</sup>  
693.4 ft<sup>2</sup>

(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.

GIRAFFE360



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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