



# 16, Heronswood Road

Welwyn Garden City,  
Hertfordshire, AL7 3NU  
Guide Price £475,000

COUNTRY PROPERTIES  
PART OF HUNTERS

NEVER JUDGE A BOOK BY ITS COVER... This otherwise unassuming terraced home close to the town offers 4 bedrooms one of which is located on the ground floor and has its own ensuite, there is a refitted kitchen and family bathroom and ample parking, a must view!

- 4 BEDROOM
- OFF ROAD PARKING
- LARGE REAR GARDEN
- GROUND FLOOR BEDROOM WITH ENSUITE

### Ground Floor

#### Entrance Hall

Solid wood flooring, stairs leading to first floor, door leading to ground floor bedroom, walkway leading to living room.

#### Living Room

Continuation of solid wood flooring, thermostatically controlled radiator, double glazed UPVC windows overlooking front, TV aerial ports, phone line, opening to open plan kitchen/diner, under stair storage.

#### Kitchen/Diner

Continuation of solid wood flooring, thermostatically controlled radiator, double glazed French doors leading to rear garden, space for freestanding fridge/freezer, black vinyl front wall and floor storage cupboards, space for under the counter washing machine, integrated sharp dishwasher, integrated five burner gas hob with integrated oven below, Integrated extractor hood over, solid oak worktops, circulus stainless steel sink basin with Chrome mixer tap, double glazed UPVC window overlooking the garden.

#### Ground Floor Bedroom

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the front, opening leading to ensuite bathroom.



### **En Suit**

Three piece bathroom suite comprising of walk in thermostatically controlled shower, low level WC with duel flush, sink basin with Chrome mixer tap, grey tiled flooring, lighter grey wall tiles, extractor fan, radiator.

### **First Floor**

#### **Landing**

Wooden floor boards, thermostatically controlled radiator, double glazed UPVC window overlooking the rear garden, doors leading to all upstairs rooms.

#### **Bedroom Two**

Continuation of floorboards, thermostatically controlled radiator, double glazed UPVC windows overlooking the front, built in over the stairs wardrobe.

#### **Bedroom Three**

Carpeted, thermostatically controlled radiator, top glazed UPVC windows overlooking the front, built in over the stair storage.

#### **Bedroom Four**

Carpeted, thermostatically controlled radiator, duel aspect double glazed UPVC windows overlooking the garden.

### **Bathroom**

Three piece bathroom suites comprising of tiled bath with Chrome mixer taps and electric power shower overhead, pedestal sink basin with Chrome mixer tap, low level WC with dual flush, tiled flooring, tiled walls, extractor fan, duel aspect frosted glass double glazed UPVC windows overlooking the garden, spotlights.

### **Outside**

#### **Front Garden**

Block paved drive leading up to front door, parking for two cars, hedges creating border and large magnolia tree, side access to back garden.

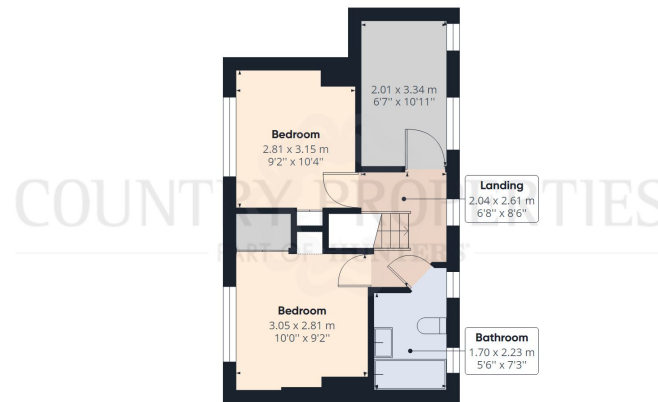
#### **Back Garden**

This large south-west facing garden comprises of large decking area as you leave the kitchen, mainly laid to lawn at the back of the garden, large pine tree, two sheds and hedges either side, outdoor power sockets.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
88.62 m<sup>2</sup>  
953.90 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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