



17, Beauchamps

Welwyn Garden City,
Hertfordshire, AL7 1FG
Guide Price £650,000

COUNTRY PROPERTIES
PART OF HUNTERS

Just bring your suitcases... A truly ready to move into 4 bedroom semi detached home that has been exceptionally well refitted throughout. the property boasts 4 bedrooms, 2 bathrooms, spacious living room, refitted kitchen diner, low maintenance garden and garage with parking.

- 4 Bedrooms
- Ensuite to master bedroom
- Refitted bathroom and ensuite
- Refitted kitchen diner
- Garage and parking
- Low maintenance garden

Ground Floor

Entrance Hall

Replacement composite door leading into entrance hall with radiator concealed within a decorative radiator cover, stairs to first floor, door to the Living room, ceiling coving, sunken ceiling down lighters, door to Cloakroom.

Cloakroom

UPVC double glazed Georgian style window to front with obscured glass, laminate flooring, ceramic wall tiling, wash hand basin with mixer tap over set into a vanity unit below, wall hung chrome effect heated towel rail, low level WC with concealed cistern and duel flush.

Living Room

Continuation of the laminate flooring, UPVC double glazed Georgian style window to front, further UPVC double glazed Georgian style window to side, radiator, ceiling coving, sunken ceiling downlighters, walkway leading through to kitchen/diner, understair storage cupboard.

Kitchen/Diner

Continuation of laminate flooring, modern soft close kitchen with integrated Neff oven and grill, five burner induction hob with extractor over, sunken ceiling down lighters, laminate worktop with stainless steel bowl sink unit with mixer tap over, wall mounted gas boiler concealed within soft close kitchen cupboard, integrated washing machine, integrated dishwasher and further integrated fridge freezer, feature island unit with integrated wine cooler and soft close storage cupboards and room for chairs around, UPVC double glazed Georgian style window to rear and UPVC double glazed Georgian style French door with matching glass panel to side to rear garden.

First Floor

Landing

UPVC double glazed window to front, radiator, stairs to second floor, ceiling coving, sunken ceiling down lighters, doors to rooms.



Bedroom Two

Radiator, UPVC double glazed window to front, ceiling coving.

Bedroom Three

Laminate flooring, UPVC double glazed window to front, ceiling coving, radiator.

Bedroom Four

Laminate flooring, UPVC double glazed Georgian style window to rear, radiator, ceiling coving.

Family Bathroom

Laminate flooring, UPVC double glazed window to side with obscured glass. A white suite comprising of a low level WC with duel flush, paneled bath with mixer tap and shower attachment, wash hand basin with two vanity draws below and waterfall style mixer tap over, ceramic wall tiling, wall mounted chrome effect heated towel rail, extractor fan, backlit mirror, sunken ceiling downlighters.

Second Floor

Landing

Ceiling coving, door to master bedroom suite, door to large walk in storage cupboard housing hot water tank.

Bedroom One

Forming part of the master bedroom suite, the bedroom consists of two UPVC double glazed dormer windows to front and a further UPVC double glazed window to side, two radiators, built in wardrobe with shelf and hanging space, ceiling coving, door to ensuite.

Ensuite

Double glazed velux window to rear, wood effect vinyl flooring, ceramic wall tiles, wall mounted chrome effect heated towel rail, wall hung ceramic sink with vanity cupboard below and mixer tap over, walk in double shower cubicle with glass screen surround and rainfall style shower overhead with further hand held body spray, sunken ceiling down lighters, extractor.

Outside

Front Garden

Block paved driveway providing off road parking, feature pebble frontage, ceramic tiling pathway leading to front door.

Rear Garden

Extensive patio area immediately from the kitchen/diner with further pathway to rear surrounding an astroturfed lawn with further patio with Pergola over and garden Bar, rear personal access door to the garage, outside tap, security lighting, timber fence and concrete posts around.

Garage

Single garage with light and power within, up and over door, personal door to rear garden.





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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