



# 11, Kelbys

Welwyn Garden City,  
Hertfordshire, AL7 2EG  
Guide Price £425,000

country  
properties

IVE STARTED, CAN YOU FINISH... This 3 bedroom semi detached home offers good sized accommodation in a popular Panshanger location close to fields and open parkland. the current owner has started a few jobs including a full re landscape of the garden but is unable to finish so the property is being sold with all materials needed to get the jobs done.

- 3 bedroom semi detached home
- Bathroom suite with bath and seperate shower cubicle
- Refitted kitchen
- Drive for several cars
- Utility room
- Partially re landscaped garden with all materials to finish the job

## Ground Floor

### Entrance Porch

Replacement UPVC double glazed door and window leading out to the front of the property. This room has partially been refurbished with tongue and groove cladding today to height. With laminate flooring and multi pane glazed door leading through to entrance hall.

### Entrance Hall

Ceramic floor tiling. Multi pane glazed French doors leading through to living room. Radiator concealed within a decorative radiator cover. Stairs to 1st floor with under stair storage area. Multi pane glazed door through to kitchen diner and door to utility room.

### Living Room

Replacement UPVC double glazed window to front. Ceiling coving. Television and telephone points. Radiator.

### Kitchen / Diner

Ceramic floor and wall tiling. Replacement UPVC double glazed window and sliding patio door to rear. Roll edge worktop with cupboards above and below. Stainless steel single bowl sink unit with mixer tap over. Space and plumbing for dishwasher. Space for gas cooker with extractor over. Space for tall fridge freezer. Radiator. Tongue groove cladding to dado height. Space for dining table and chairs.



## Utility Room

Replacement UPVC double glazed window to rear. Ceramic floor tiling. Ceramic wall tiling. Laminate roll edge worktop with cupboards below. Space for tumble dryer and washing machine. Wall mounted gas boiler. Low level dual flush WC. Wall mounted heated towel rail.

## First Floor

### Landing

Replacement UPVC double glazed window to rear. Radiator concealed within a decorative radiator cover. Loft access. Doors to bedrooms and bathroom.

### Bedroom 1

Replacement UPVC double glazed window to front. Radiator.

### Bedroom 2

Replacement UPVC double glazed window to rear. Radiator. Ceiling coving.

### Bedroom 3

Replacement UPVC double glazed window to rear Radiator. Ceiling coving. Replacement UPVC double glazed window to front. Radiator. Built in over stair storage cupboard with shelving within.

## Bathroom

A refitted bathroom suite with ceramic floor tiling. Ceramic wall tiling. Low level dual flush WC. Corner bath. Separate walk in shower cubicle with thermostatically controlled electric shower. Pedestal wash hand basin. Full height chrome effect heated towel rail. Sunken ceiling down lighter plus further spotlights. Replacement UPVC double glazed window with obscured glass to rear.

## Outside

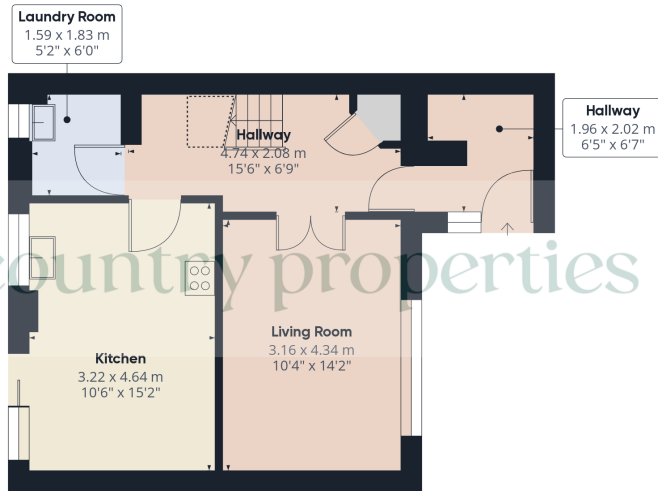
### Front Garden

Driveway able to hold 2/3 cars.

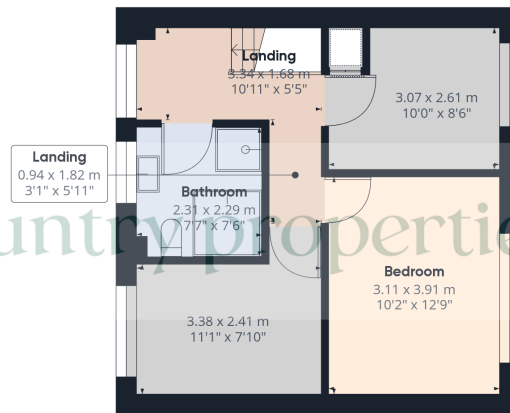
### Rear Garden

The rear garden is very much a project underway with a timber fence and wall surround gated access to rear. Garden has been dugout with the intention of re laying with a retaining brick wall. Extensive patio area and lawn with steps leading up to the rear gate. All materials have been purchased and are being sold with the property. However, the vendor is not in a position to finish the works.





Ground Floor



Floor 1



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

86.51 m<sup>2</sup>  
931.16 ft<sup>2</sup>

**Reduced headroom**

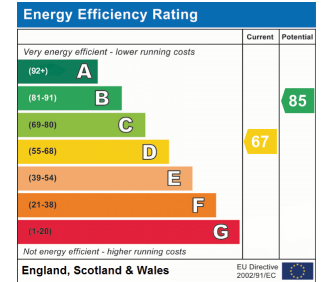
1.3 m<sup>2</sup>  
14.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

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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