



34, Mimram Road

Welwyn,  
Hertfordshire, AL6 9HA  
Guide Price £470,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A charmingly presented character end terrace house which is located within the conservation area of Old Welwyn.

- Home office/annexe with shower and wc
- Minutes walk of the village centre
- Paved rear garden
- 23' living area
- Gas central heating
- Many windows having shutters
- Deceptively spacious end terrace house located within Welwyn's conservation area
- Two bedrooms plus second floor loft room currently used as third bedroom

## Ground floor

### Lounge (Reception)

13' 6" x 10' 9" (4.11m x 3.28m) Multi paned stained glass entrance door, window to front with shutters, radiator, built in double cupboard, feature fireplace, wood style floor, opens to dining area.

### Dining area

13' 0" x 10' 9" (3.96m x 3.28m) Radiator, window to rear downstairs cupboard.

### Kitchen

10' 3" x 6' 9" (3.12m x 2.06m) Window to rear, and stable door to side. Fitted with a range of wall and floor cupboards, complimented by wooden work surfaces, Butler sink. Cupboard housing gas central heating boiler. Part tiled walls, downlighters, integrated fridge, window to side.

## First floor

### Carpeted Landing

Radiator, stairs to second floor.

### Bedroom One

11' 9" x 10' 8" (3.58m x 3.25m) ) Good sized carpeted bedroom with shuttered window, radiator.



## Bedroom Two

8' 9" x 7' 9" (2.67m x 2.36m) Window to rear, radiator and spacious under stairs cupboard.

## Bathroom

11' 0" x 6' 9" (3.35m x 2.06m) White Burlington suite consisting of bath with shower, pedestal wash hand basin, wc, tiled surrounds, panelling to walls, window to rear.

## Second floor

### Loft room currently used as third bedroom

15' 7" x 11' 1" (4.75m x 3.38m) Stairs from first floor landing to usable loft room with range of built in cupboards, eaves storage, velux window, radiator.

## Outside

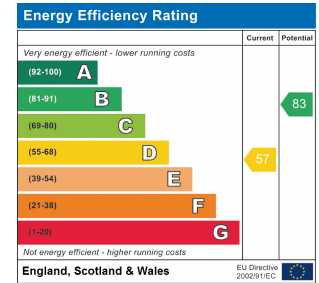
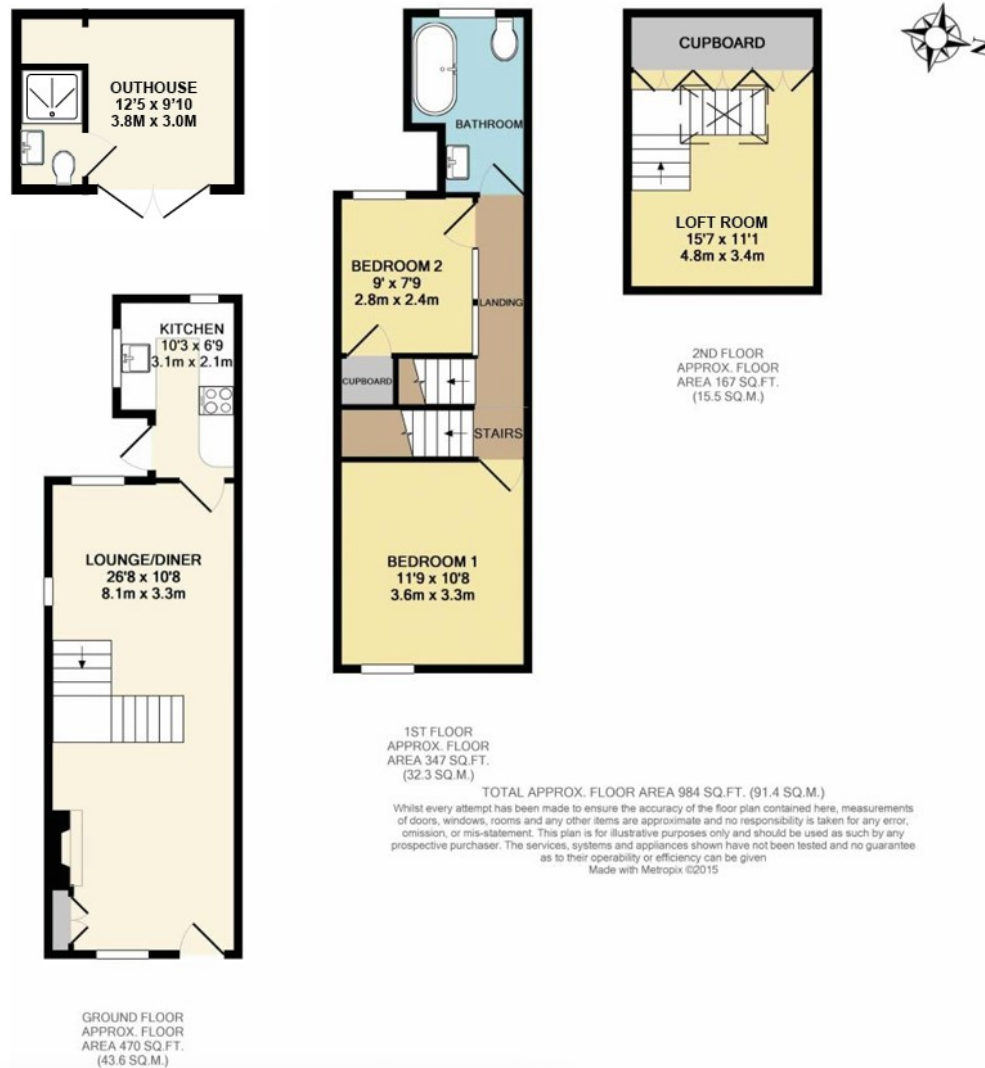
### Rear Garden

Paved rear garden with access to side alley across adjoining property. To the rear of the garden is the home office/annexe.

## Home office/annexe

12' 0" x 9' 10" (3.66m x 3.00m) Area housing shower, wc and wash hand basin, recess with plumbing for washing machine, built in storage, wood style floor, down lighters.





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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