



# 148, Heronswood Road

Welwyn Garden City,  
Hertfordshire, AL7 3EU  
Guide Price £435,000

country  
properties

So much potential... A 2 bedroom end terraced home the size of many 3 bedrooms homes plus there is further potential to extend to the side or rear (subject to planning) as the property benefits from a wide plot with ample room to the side and a good sized rear garden.

- 2 double bedrooms
- Tripple aspect kitchen diner
- Driveway for several vehicals
- Good sized corner plot.
- Potential to extend (subject to planning)
- Close to amenities

## Ground Floor

### Entrance Hall

UPVC double glazed door to front, radiator, stairs to first floor and multi-pane glazed door leading through to living room.

### Living Room

Replacement UPVC double glazed window to rear, radiator, ceiling coving, television and telephone points, gas flame effect fire with marble hearth and surround multi-paned glazed door leading through to Kitchen/Diner.

### Kitchen/Diner

A triple aspect room with UPVC double glazed replacement windows to front, side and rear with further replacement UPVC double glazed door to side, laminated roll edge worktops with white fronted cupboards above and below, space for electric cooker, space and plumbing for automatic washing machine, further space for an under worktop dishwasher and tumble dryer space for under worktop fridge and freezer, ceramic wall tiling, under stair storage, cupboard with meters within, radiator.



## First Floor

### Landing

Replacement UPVC double glazed window to front, doors to bedrooms, bathroom and WC. Loft hatch with drop down ladder, airing cupboard with gas boiler within.

### Bedroom One

A dual aspect room with replacement UPVC double glazed windows to front and rear, radiator, over bed wall light point.

### Bedroom Two

Replacement UPVC double glazed window to rear, radiator.

### Bathroom

Wood effect laminate flooring, wall hung wash hand basin, enamelled bath with thermostatically controlled shower over, fully ceramic wall tiles replacement UPVC double glazed window to side, radiator.

## WC

Low level WC, fully wall tiled, replacement UPVC double glazed window to the front.

## Outside

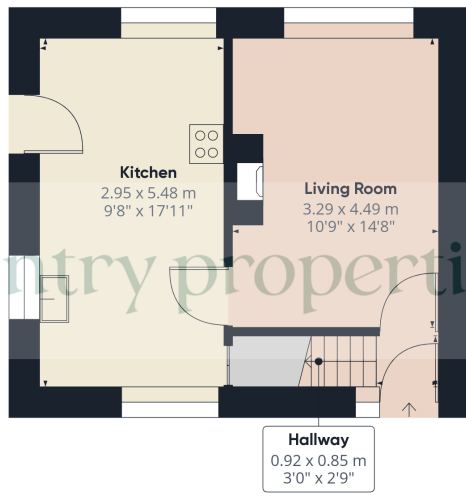
### Front Garden

Mainly laid to lawn with timber fence and hedge surround, block paved driveway providing off road parking for several vehicles with further gravelled area providing extra width to the driveway.

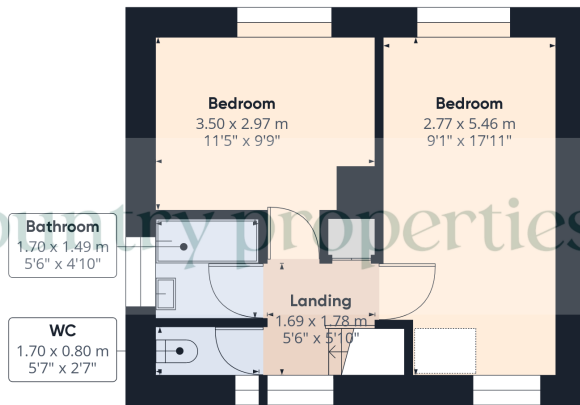
### Side and Rear Garden

Mainly laid to lawn with a timber fence around various flowers and shrubs to borders, patio area, pathway providing access to large timber shed and gated access around the side of the property leading to the front, outside tap and further polycarbonate shed, to the very rear of the back garden there is a further small timber shed.





Ground Floor



Floor 1

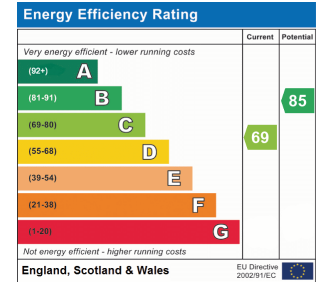


Approximate total area<sup>(1)</sup>  
67.18 m<sup>2</sup>  
723.12 ft<sup>2</sup>

(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.

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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

Viewing by appointment only

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