



81, Blythway

Welwyn Garden City,
Hertfordshire, AL7 1DL

Offers in Excess Of £360,000



Welcome Home.....with this well presented three bedroom end of terrace family home. Set in a private location and offering good sized accommodation and benefits from double glazing, good sized kitchen/diner and a separate lounge to the ground floor. First floor offers two double bedrooms and a third bedroom, separate WC and bathroom, plus a good sized rear garden. We highly recommend an internal viewing at your earliest convenience.

- Three Bedrooms
- End of Terrace
- Lounge
- Kitchen/Diner
- Fitted Bathroom - Shower Over Bath
- Separate WC
- Secluded and enclosed rear garden
- Double Glazing
- Gas Heating
- Chain Free

Hallway

Via white uPVC entrance door, laminate wood flooring, fitted radiator, under stair storage cupboard, stairs to first floor landing, doors off to:

Lounge

Rear aspect double glazing window overlooking garden, fitted radiator, feature fireplace with wood beam over incorporating log burner, TV point.

Kitchen/Diner

Kitchen area: Front aspect double glazed window, range of matching wall and base units with wood worktops over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps over. Space for appliances, space and plumbing for automatic washing machine. Complementary tiling to splashback areas, breakfast bar, open aspect to:

Dining Area: Double glazed French doors leading to rear garden, wood effect flooring, fitted radiator.



First Floor Landing

Front aspect double glazed opaque window, airing cupboard housing gas boiler and immersion heater servicing domestic hot water. Doors leading off to:

Bedroom One

Rear aspect double glazed window overlooking garden. Fitted radiator.

Bedroom Two

Side aspect double glazed window, fitted radiator, built in wardrobes.

Bedroom Three

Front aspect double glazed window, fitted radiator.

Separate WC

Front aspect double glazed opaque window, low flush WC, complementary tiling to splashback areas, fitted radiator, wood effect laminate flooring.

Bathroom

Front aspect double glazed obscure window. Panel enclosed bath with independent shower unit over, pedestal wash hand basin, fitted radiator, complementary tiling to splashbacks.

Rear Garden

Mainly laid to lawn with raised borders comprising of mature shrubs and plants complemented with gravel pathway. Brick built storage shed, rear gated access.

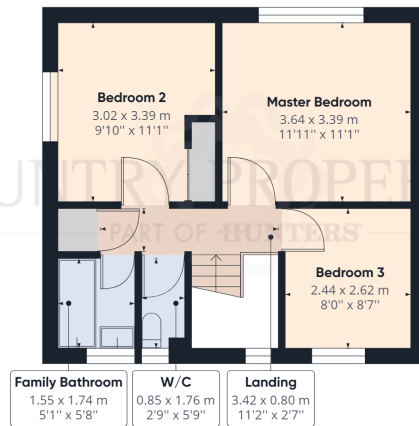
Front Garden

Lawned area, hardstanding for bins, storage cupboard with power.

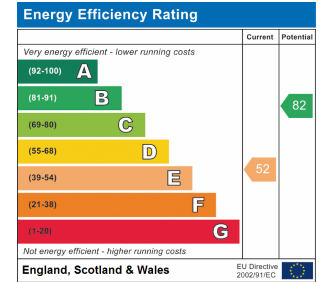




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

74.30 m²
799.73 ft²

(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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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