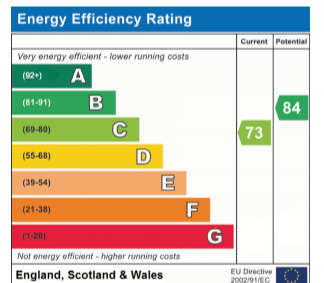


Approximate total area<sup>(1)</sup>  
 79.4 m<sup>2</sup>  
 854.63 ft<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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

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Country Properties | 3, Bridge Road | AL8 6UN  
 T: 01707 339146 | E: welwyngc@country-properties.co.uk  
 www.country-properties.co.uk

With a ground floor extension and further plans for the first floor, this well presented 3 bedroom home on the edge of the conservation area really does offer so much potential. 3 good sized bedrooms, ground floor cloakroom, Refitted Kitchen diner and open plan family room as well as a generous Living room there really is plenty of room for a growing family.

- 3 bed Terraced home
- Ground floor extension
- Planning for first floor extension
- Refitted kitchen diner
- Refitted bathroom
- 2 good sized reception rooms

## Ground Floor

### Entrance hall

A Replacement UPVC double glazed Georgian style Front door leading into the entrance hall with grey wood effect Karndean flooring, open to Kitchen Diner, door way leading to Inner hall, door to cloakroom.

### Inner Hall

Replacement UPVC double glazed porthole window to front, continuation of the grey wood effect Karndean flooring, radiator concealed within a decorative radiator cover, stairs to 1st floor and door to living room.

### Cloakroom

continuation of the grey wood effect Karndean flooring, Low level WC, wall hung wash hand basin with mixer tap over, extractor fan, sunken ceiling downlighters.

### Living Room

Replacement UPVC double glazed Georgian style window to front, radiator, continuation of the grey wood effect Karndean flooring, television and telephone points. French doors leading through to family room, Further radiator and under stair storage cupboard.

### Family Room

Open plan to the kitchen diner with continuation of the grey wood effect Karndean flooring replacement, UPVC double glazed French doors leading out onto the rear garden multi-paying French door leading to living room, television the telephone points, sunken ceiling downlighters, radiator skylight, PowerPoints with integrated usb ports.



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## Kitchen / diner

Continuation of the grey wood effect Karndean flooring. Quartz worktop with a Stainless steel sunken sink and mixer tap over. High gloss grey fronted cupboards with Integrated 5 burner stainless steel gas hob with further stainless steel chimney style extractor over. Integrated stainless steel oven and grill. Space and plumbing for dishwasher. Further space for washing machine and tumble dryer and space currently being used for a wine fridge, space for tall fridge freezer.

## First Floor

### Landing

Loft access, doors to rooms, airing cupboard with slatted shelving within.

### Bedroom 1

A good sized double bedroom with replacement UPVC double glazed Georgian style window to front. Radiator.

### Bedroom 2

A double bedroom with replacement UPVC double glazed Georgian style window to front, radiator, over stair storage cupboard with hanging space within and further storage cupboard with shelf and hanging space within.

### Bedroom 3

Replacement UPVC double glazed Georgian style window to rear. Radiator.

## Bathroom

A refitted white suite comprising of a white enamelled bath with Chrome taps over and a further thermostatically controlled riser shower above, glass concertina shower screen, pedestal wash hand basin with Chrome taps, dual flush low level WC. Ceramic floor tiling, mosaic style Ceramic wall tiling, replacement UPVC double glazed Georgian style window to rear with obscured glass, radiator, integrated large wall mounted mirror

## Outside

### Front Garden

The front garden is mainly laid to lawn with a path to the front door and covered porch way, the garden overlooks a communal green space to the front.

### Rear Garden

The rear garden is mainly laid to lawn with an extensive patio area to the rear of the property and a dwarf retaining wall edging the lawn, there is a timber fence surround and a good sized timber shed.

### Agents notes



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