



12, Elm Gardens

Welwyn Garden City,
Hertfordshire, AL8 6RY
Guide Price £1,000,000

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A modern and stylish mock Georgian home on the sought after West side of Welwyn Garden City. Located within 200 yards of Applecroft school, this deceptively spacious 4 bed 2 bathroom home has been beautifully modernised by the current owners who have also added battery backed solar panels to the roof. Short walk to the town center and train station.

- Chain Free
- 4 GOOD SIZED BEDROOMS
- 2 BATHROOMS
- BATTERY PACKED SOLAR PANELS
- CHAIN FREE!!
- 3 RECEPTION ROOMS
- GARAGE AND DRIVE FOR UP TO 4 CARS



Ground floor

Entrance hall

A double glazed composite door leads into the entrance hall where there is an engineered oak wood floor, ceiling coving, designer tubular radiator, door to under stair storage cupboard. Glazed multi pane French doors leading into the Living room and a further glazed multi pane door leading into the dining room, which is currently being used as an office, doors to study, cloakroom and kitchen.

Study

The study is currently being used as a family room and consists of, a replacement UPVC double glazed Georgian style sash window overlooking the front garden, radiator, ceiling coving.

Dining room

Currently being used as an office, the dining room consists of a laminate floor, replacement UPVC double glazed Georgian style sash windows overlooking the front. Radiator and ceiling coving.

Cloakroom

A refitted cloakroom suite comprising of a low level dual flush WC wall hung wash hand basin with integrated towel rail below, ceramic floor and wall tiling and a Vent-Axia extract a fan, radiator.

Living Room

The Living room is accessed by a set of multi pane glazed French doors leading into a good size square room with 2 full height designer tubular radiators, replacement UPVC double glazed Georgian style French doors and matching full height UPVC Windows with automatic Luxaflex Silhouette blinds either side which lead out to the rear garden. Feature Ashlett electric flame effect fireplace located within a Helston surround with Aegean Limestone, ceiling coving. Television and telephone points.

Kitchen

A fully refitted kitchen with limed oak cupboards and a solid marble work top. Integrated 5 burner gas hob with stainless steel chimney extractor over. sunken stainless steel 1 ½ bowl sink unit set within a central Island unit with breakfast bar. Integrated Neff stainless steel oven and grill, space for American style fridge freezer. Built in Bosch dishwasher. The kitchen is open plan to the sun lounge. Doorway leading through to utility room. full height panel radiator, replacement UPVC double glazed Georgian style window to side, ceiling coving, ceramic floor tiling.

Utility Room

With the continuation of the ceramic floor tiling and matching limed oak cupboards. The utility room has a solid marble worktop, sunken stainless steel sink with mixer tap over. Space and plumbing for an automatic washing machine, space for microwave, various low level and full height cupboards, radiator, replacement UPVC double glazed Georgian style window and door leading out onto the rear garden.



Sun Lounge

With a continuation of the ceramic floor tiling from the kitchen, the sun lounge has a dwarf brick wall and brick pillars with UPVC double glazing between and UPVC double glazed Roof with heat reflective glass. There is a full height panel radiator, Various wall mounted light points, sunken ceiling downlighters, French doors leading out onto the rear garden and various window openings. 2 roof openings.

First floor

Landing

Replacement UPVC Georgian style window to side with obscured glass. Doors leading to bedrooms and bathroom, double doors leading to airing cupboard with pre lagged hot water tank and slatted shelving over, Loft access. Ceiling coving.

Bedroom 1

Overlooking the front of the property, there are two replacement UPVC double glazed Georgian style sash windows. Raw Matt Lacquered Engineered Oak flooring. Radiator. Tv point. Double wardrobe with shelf and hanging space within and a further single wardrobe with shelf and hanging space within. Ceiling coving, doorway leading to the en-suite shower room.

Ensuite

Replacement UPVC double glazed Georgian style window to side with obscured glass, ceramic floor and wall tiling. Low level dual flush WC, wash hand basin set on a wall mounted vanity cupboard with grey fronted high gloss draws below and mixer tap over. Walk in double shower cubicle with rainfall style shower over and a Chrome effect Heated towel rail within, further full height Chrome effect heated towel rail. Wall mounted backlit mirror, sunken ceiling downlighters.



Bedroom 2

Located to the rear of the house and overlooking the rear garden, there is a replacement UPVC double glazed Georgian style window, laminate flooring, radiator, ceiling coving and a range of built in wardrobes with shelf and hanging space within.

Bedroom 3

Located at the rear of the property with views over the garden there is a replacement UPVC double glazed Georgian star window, radiator, ceiling coving, laminate flooring and built in double wardrobe with shelf and hanging space within.

Bedroom 4

Replacement UPVC double glazed Georgian style sash window to front, radiator, laminate flooring, ceiling coving and a range of built in wardrobes with shelf and hanging space within.

Bathroom

A refitted bathroom suite with a modern suite comprising of a low level dual flush WC, wall hung wash hand basin with mixer tap over, large freestanding bath with mixer tap and shower attachment. Ceramic floor and wall tiling throughout, wall mounted Chrome effect heated towel rail, replacement UPVC double glazed Georgian style window to side with obscured glass and sunken ceiling downlighters, electric shaver point.

Outside

Front Garden

Block paved driveway providing off road parking for several vehicles with various flowers and shrubs to borders access to the Garage. the front garden is edged by a hedge.

Rear garden

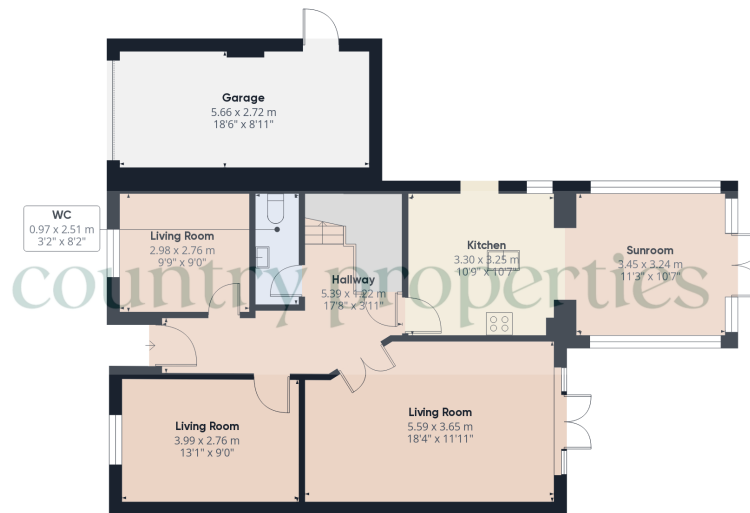
The rear garden is mainly laid to lawn with a timber fence surround, the garden is well stocked with various flowers and shrubs to borders, a large timber shed is located to the bottom of the garden and an extensive flagstone patio area has been built across the full width of the rear of the property and providing side access to either side with gated front access. There is an additional timber shed to the North of the building accessed through the patio area Outside PIR security lighting, gravelled pathway leading down to the bottom of the garden. Outside tap and power point.

Garage

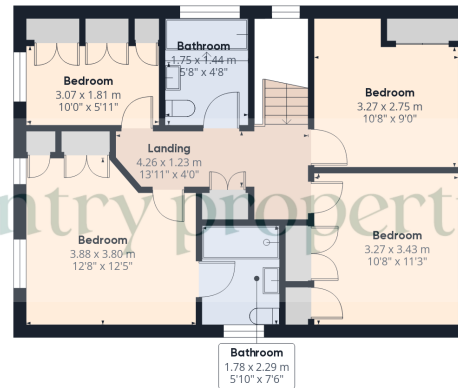
A single garage with an up and over door, light and power within, wall mounted gas boiler and battery back up for solar panels.







Ground Floor



Floor 1

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Approximate total area⁽¹⁾

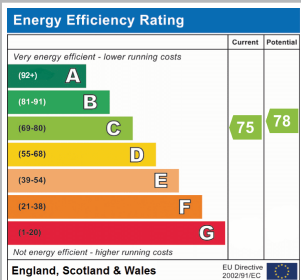
152.83 m²
1645.07 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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