



10, Sweet Briar

Welwyn Garden City,
Hertfordshire, AL7 3DX
Offers In Excess Of £350,000

country
properties

SO MUCH POTENTIAL WITH THIS 2 BEDROOM SEMI... Located in the popular road of Sweet Briar, this 2 bed semi detached home with Garage, drive and large garden has the potential to extend (subject to planning) offering an opportunity to add size and value to this already appealing home.

- 2 double bedrooms
- Potential to extend (Subject to planning)
- Larger than average garden for the size of the property
- Garage and drive for 2 to 3 cars
- Kitchen and utility room
- Chain Free

Ground Floor

Entrance Hall

Replacement UPVC double glazed door and matching window to side leading to entrance hall with radiator, stairs to first floor, multi pane glazed pine door leading through to living room.

Living Room

Radiator, gas flame effect fire inset within a marble hearth and rear and pine surround. Replacement UPVC double glazed sliding patio doors leading out to rear garden, doorway leading through to kitchen.

Kitchen

Replacement UPVC double glazed windows to front and side. A refitted kitchen with dark wood effect units with brushed steel handles. Laminate roll edge worktop with stainless steel 1 ½ bowl sink unit with mixer tap over. Space and plumbing for dishwasher. Radiator, under stair storage cupboard housing electric meters and consumer unit further traditional larder cupboard. Multi pane glazed door leading through to utility room wall mounted self condensing gas boiler.

Utility room

Replacement UPVC double glazed window to rear further replacement PVC double glazed door to side. Laminate roll edge work top with dark wood effect cupboards above and below space and plumbing for gas cooker, space for tall fridge freezer, space for automatic washing machine. Ceramic wall tiling.



First Floor

Landing

Replacement UPVC double glazed window to front, loft access with drop down hatch and ladder. Airing cupboard with pre lagged hot water tank within, doors to bedrooms, wet room and WC.

Bedroom 1

Replacement UPVC double glazed window to front and further Aluminium double glazed window to rear. 2 radiators.

Bedroom 2

Replacement aluminium double glazed window to rear, radiator.

Wetroom

Replacement UPVC double glazed window to side with obscured glass. Fully tiled wet room with wall hung wash hand basin. Waterproof floor with soakaway drain, Mira electric shower, extractor Fan. Radiator.

WC

Replacement UPVC double glazed window to front with obscured glass, Low level WC. Ceramic wall tiling throughout. Radiator.

Outside

Front Garden

Block paved driveway to the side of the property providing off road parking for several vehicles and access to the garage. The front garden is mainly laid to lawn with a hedge and timber fence surround various flowers and shrubs to borders.

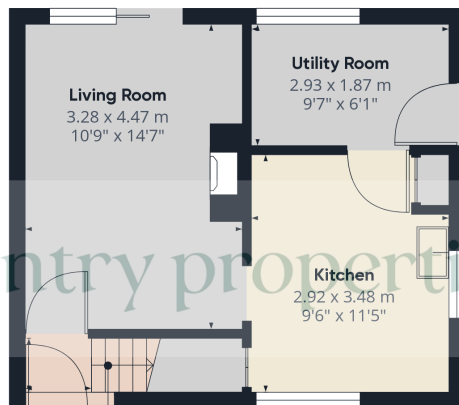
Rear Garden

Large garden. With extensive patio area to the rear of the property leading out onto a lawned garden with various flowers and shrubs to borders, green House and timber shed, timber fence and hedge surround, gated access to driveway.

Garage

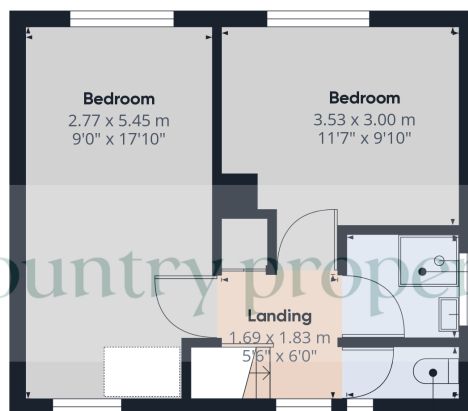
A timber garage with felted pitched roof, timber double doors, light and power within, the garage is accessed via a block paved driveway to the side of the property.





Hallway
0.97 x 0.84 m
3'2" x 2'9"

Ground Floor



Bathroom
1.70 x 1.51 m
5'6" x 4'11"

WC
1.72 x 0.82 m
5'7" x 2'8"

Floor 1



Approximate total area⁽¹⁾

65.75 m²
707.72 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.

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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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