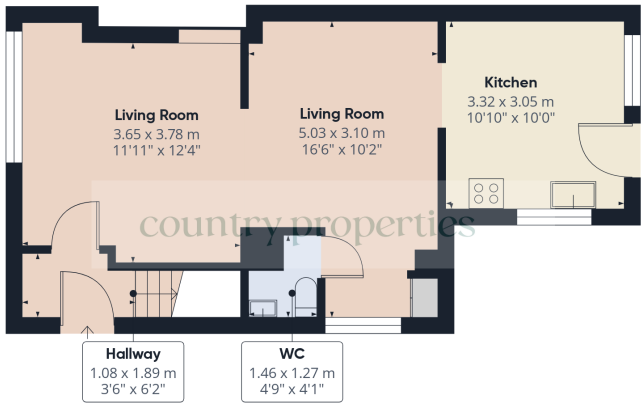


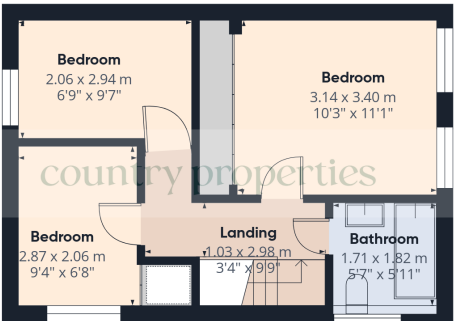


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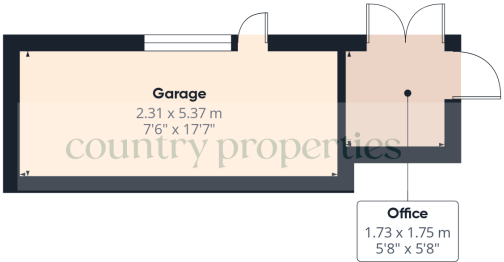
43, Boundary Lane
WELWYN GARDEN CITY,
Hertfordshire, AL7 4EG
Offers in Excess of £450,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

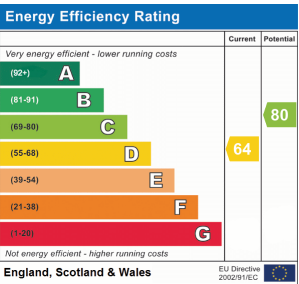


Approximate total area⁽¹⁾
90.3 m²
972 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
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This well-kept three-bedroom home features a bright living room, separate dining area, spacious kitchen and a convenient downstairs W/C. Upstairs offers three well-sized bedrooms and a three-piece bathroom suite. The rear garden is accessed through the kitchen and includes a paved patio with side access, a lawned area, office/sun room and garage and parking for several cars. With a south facing garden this property is a hidden gem

- 3 BEDROOMS
- DRIVEWAY FOR 2 CARS
- DOWNSTAIRS W/C
- SPACIOUS KITCHEN
- EXTENDED END OF TERRACE
- SHARED DRIVEWAY LEADING TO GARAGE GIVING AN EXTRA SPACE
- LARGE SOUTH FACING GARDEN WITH OUTDOOR OFFICE SPACE

GROUND FLOOR

Living Room

Accessed from the hallway, the living room features a double-glazed window overlooking the front of the property, with a radiator mounted beneath. The space includes sunken ceiling downlighters and internet point. An open archway leads through to the dining room.

Dining Area

Continuation of the flooring from the living room, the dining room has a wall-mounted radiator. Door leading to the downstairs W/C. There is also a storage cupboard housing the Vaillant combi boiler.

Kitchen

The kitchen is fitted with laminate flooring and a variety of floor and wall-mounted units with green frontage. Integrated appliances include a CDA dishwasher, Bosch oven, Bosch gas hob with extractor fan over and a Bosch microwave. There is space for a freestanding tall fridge freezer and a washing machine. A sink basin with stainless steel mixer tap over, boiling water tap and water softener. Tiled splash back. Dual-aspect double-glazed uPVC windows and a double-glazed uPVC door provide access to the rear garden. Sunken ceiling downlighters.



Downstairs W/C

A two-piece suite comprising a low-level WC with dual flush and a sink basin with a chrome mixer tap. Sunken ceiling downlighters and additional storage space under the stairs.

FIRST FLOOR

Landing

Carpeted landing area with doors to all first-floor rooms, a wall-mounted radiator and a loft access hatch.

Bathroom

A three-piece suite comprising a low-level WC with dual flush, a sink basin with chrome mixer tap and vanity storage above and below and a bathtub with chrome mixer tap with rainfall shower overhead. Glass shower screen, extractor fan, heated towel rail, tiled flooring and walls and a double-glazed uPVC window to the side. Sunken ceiling downlighters.

Bedroom

Spacious master bedroom with laminate flooring Two double-glazed uPVC windows overlooking the rear garden and a wall-mounted radiator.

Bedroom

Laminate floor bedroom with a double-glazed uPVC window overlooking the front of the property and a wall-mounted radiator.

Bedroom

Laminate flooring, wall-mounted radiator, and a double-glazed uPVC window to the side. Includes a built-in storage cupboard over the stairs.

EXTERNAL

Rear Garden

Accessed via the kitchen, the rear garden features a paved patio area with side access to the front. A step leads down to a mainly laid to lawn garden with a access to the garage and a small sun room.

Front garden

Off-road parking for 2 outside the front of the property with 1 extra space in front of garage.

