



109, Eddington Crescent

Welwyn Garden City,
Hertfordshire, AL7 4SX
Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented 3 bedroom semi-detached is a great opportunity to get on the property ladder. The property comprises of 2 double bedrooms with recently refurbished en-suite off the master, off road parking for 2/3 cars and garage. With beautiful views overlooking the fields this property is a must view!!

- 3 Bedroom
- Semi Detached
- Close To Stanborough Lake
- Off Road Parking & Garage
- En - Suite to the Master Bedroom
- Backing On To Open Fields

Ground Floor

Entrance Hall

Solid wood flooring leading to carpeted stairs that lead to 1st floor, door leading to Downstairs Cloakroom and Living Room, radiator, spotlights, RCD unit on wall.

Living Room

Double glazed UPVC windows overlooking the front with shutter blinds, thermostatically controlled radiator TV aerial point and phone line, carpeted, door leading to under stair storage which houses the alarm system, glass panel doors leading into kitchen, spotlights with dimmer controls.

Kitchen

Modern style kitchen comprising of cream wall and floor cupboards with integrated appliances including Hotpoint dishwasher, Hotpoint washing machine, Whirlpool double oven with Whirlpool gas hob and Whirlpool extractor head over. Stainless steel 1 1/2 sink basin with chrome mixer tap, double glazed UPVC window overlooking the rear garden, space for freestanding fridge freezer mosaic style tiling on walls, spotlights with dimmer control, TV aerial port, patio doors leading to garden.

Downstairs W/C

Light grey tiled flooring, low level WC with dual flush, frosted double glazed UPVC window overlooking the front, corner sink basin with chrome mixer tap, spotlights, small heated wall mounted towel rail

First Floor

Landing

Carpeted, spotlights, doors leading to master bedroom, bedroom 2 & bedroom 3. Airing cupboard comprising of storage and the tank. Door leading to bathroom.



Master Bedroom

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the front with shutter blinds, TV aerial point, loft access, double doors leading to built in wardrobe, door leading to En-suite.

En-Suite

Newly replaced En-suite bathroom comprising of grey tiled flooring, low level WC with dual flush, sink basin with chrome mixer tap and storage underneath, walk in shower with waterfall shower head and separate shower attachment, heated towel rail, frosted glass UPVC window overlooking the front, spotlights.

Bedroom Two

Lights grey laminate flooring, UPVC double glazed windows overlooking the garden with nice views of the fields and train track, thermostatically controlled radiator, spotlights.

Bedroom Three

Double glazed PVC window overlooking the garden, carpeted, thermostatically controlled radiator, this room is currently used as an office and walk in wardrobe.

Bathroom

This fully tiled bathroom comprises of a three piece bathroom suite with low level WC with dual flush, bath with chrome mixer taps with shower attachment, sink basin with chrome mixer tap with storage built underneath, laminate flooring, extractor fan, heated towel rail, frosted double glazed UPVC window overlooking the side, spotlights.

Outside

Front Garden

Block paving leading up to front door, driveway big enough for two cars with garage, side access to rear garden, outdoor power sockets.

Rear Garden

Garden is mainly blocked paved with a D shaped lawn area, nice area at the back for garden furniture and entertaining, gate leading to driveway and front of the property, door leading into garage, outdoor tap, outdoor power sockets.

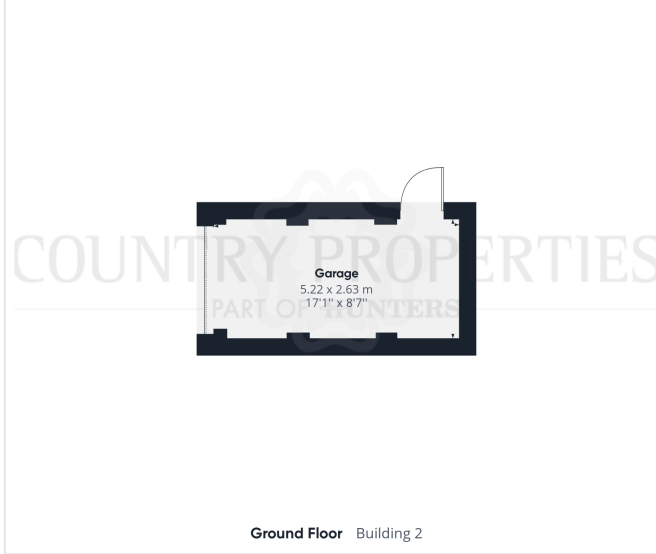
Agents Notes

Tenure: Freehold

Council Tax Band: D £2121 P.A

EPC Rating: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
 82.20 m²
 884.82 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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