Wyton

Welwyn Garden City,
Hertfordshire, AL7 2PE
£750,000

COUNTRY PROPERTIES
PART OF HUNTERS

SOUGHT AFTER CUL-DE-SAC LOCATION!! Delightful detached house with 4/5 bedrooms, two bathrooms with en-suite to master bedroom, office, utility and driveway providing off road parking for up to four vehicles.

- Sought After Cul-de-Sac Location
- 4/5 Bedroom Detached House
- Two Bathrooms with En-suite to Master Bedroom
- Office, Store Room and Bedroom 5
- Two Reception Rooms
- Cloakroom and Separate Utility Room
- Garage Conversion (Bed 5 and Store Room)
- Off Road Parking for Four Vehicles
- Situated Close to Moneyhole Park
- Potential to Extend (Subject to Planning Permission)

GROUND FLOOR

Entrance Hall

Entry via Georgian style part glazed door with obscure glass leading through to the entrance hall. Stairs to first floor Laminate flooring. Telephone and power points. Radiator. Wall mounted central heating thermostat control. Door to cloakroom. Opening through to the living room. Glazed door to the office. Door to converted garage. Door to kitchen.

Cloakroom

Comprising of a low level WC. Pedestal wash hand basin. Tiled flooring. Radiator. Double glazed window with obscure glass to the front aspect.

Living Room

Walk-in double glazed bay window. Fully carpeted. TV, telephone and power points. Radiator. Feature fireplace. Ceiling pendant lights. Double doors to dining room.

Dining Room

Double glazed French doors opening out to the rear garden. Power points. Laminate flooring. Radiator. Ceiling pendant lights.

Office

Double glazed window. Under floor heating. Power points. Wall mounted central heating thermostat. Storage cupboards with sliding doors.

Kitchen

A fully fitted kitchen with a range of matching wall and floor cabinets and a granite worktop over, inset with a one and a half bowl sink unit with mixer tap over and drainer to side. Tiled flooring. Space for freestanding washing machine. Double oven. Gas hob with extractor over. Tiled splash backs. Peninsular breakfast bar. Double glazed window with sunken ceiling spot lights within. Ceiling lights.

Bedroom Five

Forming part of the garage conversion. Underfloor heating. TV and power points. Ceiling spot lights. Door to utility room and door to large storage room; currently used as a home gym.

Utility Room

Range of wall and floor cabinets with roll edge worktop over. Laminate flooring. Power sockets. Radiator. Storage cupboards spanning the lengths of both walls with space for freestanding American Fridge/Freezer and freestanding tumble dryer. Recently installed wall mounted gas central heating boiler. Double glazed door with obscure glass.

Store Room/Home Gym

Part of the garage conversion with light and power within. Metal up and over door. Door to bedroom 5.

FIRST FLOOR

Landing

Double glazed window. Access to the part board loft via drop down ladder. Door to airing cupboard housing the hot water cylinder. Doors to all rooms.

Master Bedroom

Walk-in double glazed window. Radiator with thermostatic control. Range of built-in wardrobes with over bed storage and . bedside cabinet. Built-in chest of drawers. Ceiling coving. Ceiling lights. Door to en-suite.

En-suite to Master

Comprising of a panel bath with chrome taps over. Low level WC with concealed cistern. Two hand wash basins set within vanity units with storage below. Storage cupboards. Chrome towel rail. Heated towel rail. Fully tiled floors and walls. Sunken ceiling spot lights. Double glazed window with obscure glass.

Bedroom Two

Double glazed window. Power sockets. Radiator. Space for freestanding wardrobes. Ceiling coving. Ceiling light.

Bedroom Three

Double glazed window. Power sockets. Radiator. Dimmer switch. Space for freestanding wardrobes. Ceiling coving.

Bedroom Four

Currently used as an office. Double glazed window. Fully carpeted. Power sockets. Ceiling pendant light.

Family Bathroom

Double glazed window with obscure glass. Bath with chrome taps over and shower over. Walk-in shower cubicle. Low level WC with concealed cistern. Wash hand basin. Shaver point. Heated towel rail.

EXTERIOR

Front Garden

Off road parking for up to four vehicles. Pathway leading to front door. Lawn area. Hedge to one boundary. Gate to rear garden.

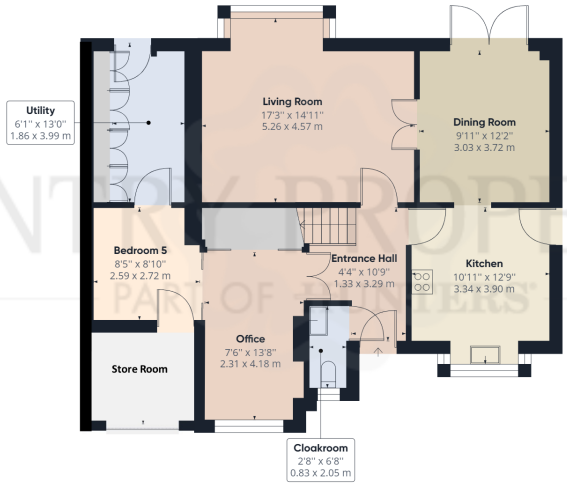
Rear Garden

A south facing rear garden with a patio area providing space for outside dining and entertaining. Decking leading to playhouse with external storage. Lawn area. Pond with fountain. Mature apple and cherry trees and shrubs. Fence and brick wall to boundary. Gate to front aspect.

Agents Note

Council Tax: Band G £3,187.75
Property Tenure: Freehold

COUNTRY PROPERTIES



Floor 1 Building 1

Floor 2 Building 1

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Approximate total area(1)

1529.33 ft²

142.08 m²

(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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