



# Willow House

Flat 2, 373, Howlands, Welwyn Garden City,  
Hertfordshire, AL7 4HN

**Fixed Price £230,000**

country  
properties



Own your own home with the flexibility of shared ownership... A modern one bed ground floor flat with parking and communal gardens. Available as a shared equity with 55% ownership at £126,500 or at 100% ownership.

- Modern 1 bed Ground floor Flat
- Refitted kitchen
- Recently replaced boiler (early 2025)
- Allocated parking
- Communal gardens
- Refitted bathroom

#### Communal Entrance

Double glazed doors leading into a communal entrance hall accessed via a video call entry system. doors to flats and stairs to first floor.

#### Entrance hall

Timber door leading through to the entrance hall with two storage cupboards, one with slatted shelving and cloaks hooks, the other with slatted shelving and a heater pipe within. Radiator, doors to bathroom, bedroom and living room.

#### Living Room

Replacement UPVC double glazed Georgian style window to rear, radiator, television and telephone points. Door to Kitchen/ Breakfast room.

#### Bathroom

Bathroom with laminate flooring, radiator, curved shower bath with matching curved shower screen and thermostatically controlled shower over, ceramic wall tiling low level dual flush WC, wash hand basin inset within a vanity unit with cupboards below and shelving to the side and Chrome effect taps over.

#### Bedroom

Replacement UPVC double glazed Georgian style window overlooking the communal garden. Radiator, plenty of room for a double or king size bed and freestanding furniture. Television and telephone point.



## Kitchen /Diner

Laminate flooring, radiator, replacement UPVC double glazed French doors leading out into communal garden, replacement UPVC double glazed Georgian style window to rear. Black laminate roll edge worktop with Beech effect fronted cupboards above and below with brushed steel handles, Stainless steel 4 burner gas hob with extractor over and further stainless steel oven and grill below. Stainless steel single bowl sink unit with mixer taps. Integrated washing machine. Various floor and wall cupboards, wall mounted gas boiler which has been recently re fitted. In early 2025. Space for tall fridge freezer. Ceramic wall tiling to splash back area.

## Outside

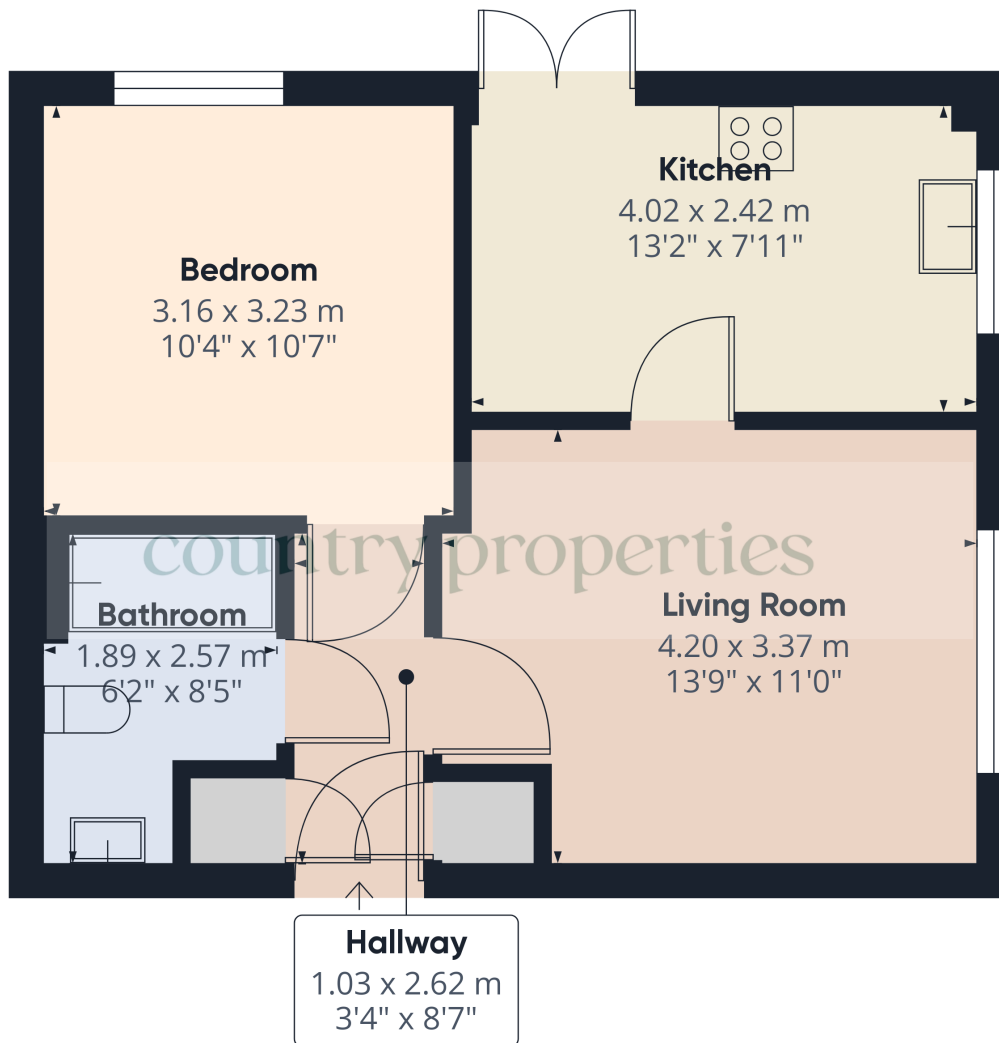
### Gardens

To the rear of the block, accessed via a combination locked gate, there is a communal garden which is mainly laid to lawn and has various flowers and shrubs to borders.

## Parking

To the front of the block there is a block paved parking area with allocated parking for each flat and a visitors parking bay, there is also ample parking out on the road.





**Approximate total area<sup>(1)</sup>**  
41.54 m<sup>2</sup>  
447.13 ft<sup>2</sup>

(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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties