



# 27, Reddings

Welwyn Garden City,  
Hertfordshire, AL8 7LA  
£3,500 pcm

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Rent in style... This recently fully refurbished 4 bedroom detached home on the West Side of town really does offer lots of room inside and out for a family to enjoy. Ensuite to the master bedroom, refitted bathroom, refitted kitchen, utility room, ground floor shower room, 3 reception areas, garage, and offroad parking with an electric car charging point. the West facing rear garden backs onto Sherrardspark woods. Available immediately.

- 4 good sized bedrooms
- Refitted bathroom
- Utility room
- Off road parking for several cars
- 3 reception areas
- Master bedroom with Ensuite
- Refitted kitchen
- Garage
- Electric car charging point
- Sought after West side location



## Ground Floor

### Entrance Hall

Replacement UPVC double glazed door and replacement UPVC double glazed window to front. Ceramic tiled flooring. Full height panel, radiator, ceiling coving, sunken ceiling downlighters. access to two storage cupboards, one with shelving within and the other with shelf and hanging space. Doorway to ground floor, shower room, doorway to breakfast room and living diner.

### Shower Room

Recently refitted shower room with replacement UPVC double glazed window to rear with obscured glass, wash hand basin inset within a vanity unit with high gloss fronted cupboard below and mixer tap over, backlit bathroom mirror with touchless controls, low level dual flush concealed system WC, wall mounted heated towel rail. Walk in shower cubicle with rainfall shower and further hand held shower, sunken ceiling downlighters, extractor fan, wall mounted panel, radiator.

### Open Plan Living Diner

Large spacious area with French doors leading out onto the garden and replacement UPVC double glazed window overlooking the garden and woodland beyond. Two full height panel radiator. Wood effect flooring, sunken ceiling, downlighters, ceiling coving doorway through to family room.

### Family Room

French doors leading out onto an extensive patio area. Large UPVC double glazed window overlooking the garden. Ceiling coving. Wood effect flooring panel, radiator, two feature light points.

### Kitchen

A laminate worktop with 1 ½ bowl, stainless steel sink unit with mixer tap over. Integrated five burner stainless steel gas hob and stainless steel chimney extractor above. High gloss fronted cupboards with integrated handles. Under cupboard worktop lighting. Ceramic wall tiling. Integrated pan drawers. Integrated Bosch dishwasher. Integrated Bosch. Electric oven and microwave. Walkway through to Utility room. Sunken ceiling downlighters. Ceiling coving. Replacement UPVC double glazed window to front. Ceramic floor and wall tiling. Open plan to breakfast area.

### Breakfast Area

Wood effect flooring. Full height panel radiator. Ceiling coving, sunken ceiling downlighters. Staircase to first floor with glass balustrade. Open plan to kitchen. Walkway through to Living Diner. Wood effect flooring.

### Utility Room

Laminate worktop with space below for appliances. In space, decide for tall fridge freezer. Cupboards above, below. Circular sink with mixer tap over. Ceramic floor tiling, radiator. Replacement UPVC double glazed door with obscured glass to front and multi pane glazed door to boiler room.

### Boiler Room

Houses the boiler, pressurise tank system and water filtration system for the property. Provides further extra storage space for vacuum cleaner and ironing boards.



## First Floor

### Landing

Replacement UPVC double glazed window to side. Ceiling coving, sunken ceiling, downlighters, glass screened balustrade doors to bedrooms and bathroom. Loft access with drop down hatch and ladder. Built in storage space with shelf and hanging space within. Further replacement UPVC double glazed window to rear which overlooks the rear garden and woodland beyond with a radiator below.

### Bedroom One

A good size bedroom with replacement UPVC double glazed window overlooking the garden and woodland beyond. Radiator. PowerPoints laid out with room between. Space for a Super King bed. Ceiling coving. Multi paned glazed door to ensuite.

### Ensuite

Ceramic floor tiling. Radiator. Replacement UPVC double glazed window with obscured glass to front. Built in dressing table. Wall mounted Chrome effect heated towel rail. Sink inset within a white high gloss vanity unit with cupboard below and mixer tap over with backlit mirror above. Low level dual flush concealed system WC. Double shower cubicle with rainfall shower and further handheld body shower weithin. Sunken ceiling downlighters, extractor fan.

### Bedroom Two

Replacement UPVC double glazed window to rear overlooking the garden and woodland beyond. Radiator, ceiling coving.

### Bedroom Three

Replacement UPVC double glazed window to front. Radiator, ceiling coving.



## Bedroom Four

Replacement UPVC double glazed window to front. Radiator, ceiling coving.

## Bathroom

A refitted suite with ceramic tiled flooring. Fully wall ceramic tiled. Full height Chrome effect heated towel rail. Low level dual flush. WC with concealed system. Wash hand basin inset within a vanity unit with high gloss white fronted cupboards below and mix the tap over. Bidet. P shaped. Shower bath with curved glass shower screen. Makes a tap and. Thermostatically controlled shower over. Sunken ceiling downlighters, extractor fan. Wall mounted. Hand activated. Backlit mirror. Two UPVC double glazed windows to side with obscured glass.

## Outside

### Front Garden

A recently laid block paved drive way with flower beds to each side, access to the garage , double gated side access to the rear garden. covered porch providing coverage to the front door and garage, UPVC double glazed door leading to utility room. Electric car charging point.

### Rear Garden

A spacious lawned garden with timber fence surround, gate leading from the rear of the garden into Sherrardspark woods behind. an extensive pressed concrete patio with dwarf wall edging the lawned garden, various flowers shrubs and trees to borders and within the garden. timber shed and electric awning to the rear of the property.

## Garage

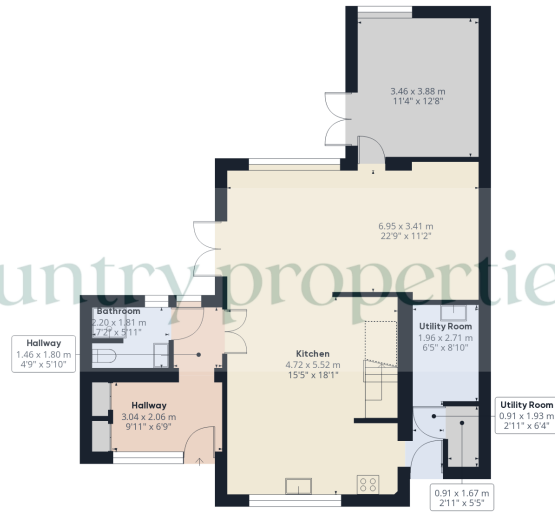
A single garage with light and power within, electrically operated roller door.



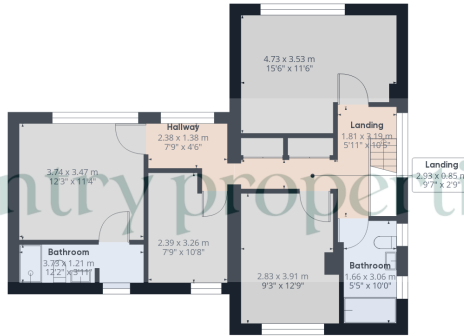




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

157.43 m<sup>2</sup>  
1694.51 ft<sup>2</sup>

Reduced headroom

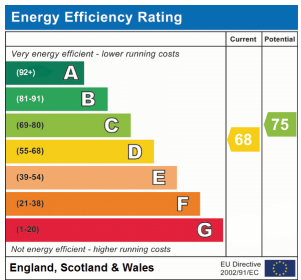
1.34 m<sup>2</sup>  
14.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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