



GROUND FLOOR  
APPROX. FLOOR  
AREA 802 SQ.FT.  
(74.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1254 SQ.FT. (116.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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			
England, Scotland & Wales		82	68
		EU Directive 2002/91/EC	

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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Nicely presented two bedroom, two bathroom link detached house located in an exclusive cul de sac. The house is located within easy walking distance of a parade of shops and bus services etc. The picturesque Welwyn village is also within walking distance with its more comprehensive facilities. The property is close to junction six of the A1M and rail links to the city can be found at Welwyn North and Welwyn Garden City. The property offers generous accomodation, gardens to rear and garage and additional parking.

- Small exclusive development for the over 35's
- Two Bedrooms and Two Bathrooms
- 26' living room
- Kitchen and utility room
- Consevatory
- Please read Agents Notes regarding the restricted covenants
- Garage and hardstanding
- Low mainenance rear garden
- Double glazing and Gas Central Heating

#### Ground floor

##### Entrance Hall

Solid entrance door to Hall, tiled floor, radiator, window to side.

##### Cloakroom

Suite consisting wc, wash hand basin, tiled floor, window to side.

##### Living Room/dining room

25' 10" x 14' 6" (7.87m x 4.42m)  
max Deep bay window to front, fireplace, understairs cupboard, radiator, wiring for wall lights.

##### Conservatory

10' 0" x 8' 0" (3.05m x 2.44m)  
Sliding doors to garden.

##### Kitchen/breakfast room

17' 0" x 7' 10" (5.18m x 2.39m)  
Range of base and eye level cupboards, consisting single drainer sink unit with cupboards and drawers below, further units housing gas hob with extractor, oven and grill, plumbing for dishwasher, wall unit, gas fired boiler, windows to two aspects, tiled floor, radiator.



##### Utility room

8' 3" x 7' 5" (2.51m x 2.26m)  
Range of base and eye level cupboards incorporating sink unit, hatch to loft, plumbing for washing machine, door to garage.

##### First floor

##### Landing

Hatch to loft, window to side.

##### Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)  
Range of fitted wardrobes, built in cupboard, radiator, window to rear.

##### Ensuite Shower room

With shower cubicle, wash hand basin, wc, , tiled floor, high level window, radiator.

##### Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)  
Deep bay window to front, range of fitted wardrobes, radiator.

##### Ensuite Bathroom

Suite consisting bath with wash hand basin, wc, tiled floor and surrounds, radiator.

##### Outside

##### Front of house

Driveway to front of house giving access to garage.

##### Garage

18' 7" x 8' 5" (5.66m x 2.57m)  
Power and light, electrically operated garage door, door to utility room.

##### Rear Garden

Secluded rear garden , part paved with terrace, shrubs, borders and flower beds, fencing.

##### Agents notes

Occupancy is restriced to those over the age of 35 and no person under the age of twelve years old is able to reside in the property for more that three months in any one year.

