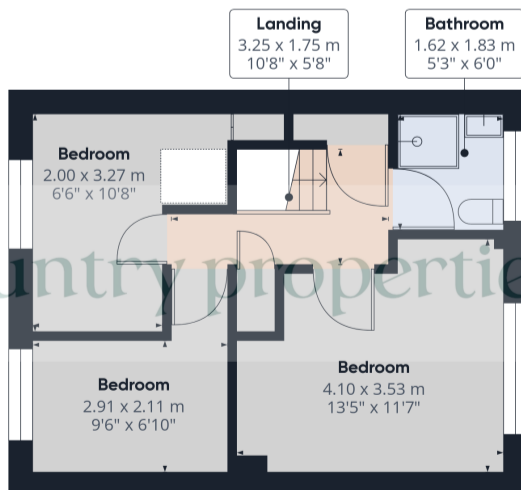


Ground Floor



Floor 1

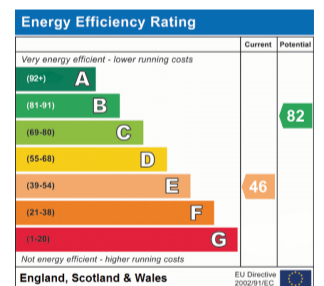


Approximate total area[®]
 76.26 m²
 820.86 ft²

(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.

GIRAFFE 360



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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BEAT THE STAMP DUTY INCREASE WITH THIS CHAIN FREE HOME... This 3 bedroom terraced home with refitted kitchen diner and conservatory is located close to sought after schools, shops and amenities and offers easy access to both Welwyn Garden City train station and Welwyn North.

- CHAIN FREE!!
- 3 BEDROOM TERRACE
- CONSERVATORY
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO GOOD LOCAL SCHOOLS
- SOLAR PANELS FRONT AND BACK

Ground Floor

Entrance Hall

Replacement UPVC double glazed door to front. Stairs to 1st floor. Multi pane door glazed door leading through to living room.

Living Room

Walk in UPVC, double glazed Georgian style Bay window to front. Multi pane glazed door leading through to Kitchen Diner. Radiator concealed within a decorative radiator cover and a further exposed radiator, chimney breast with decorative wood effect mantel, marble effect hearth. Patterned glazed panel to kitchen diner.

Kitchen diner

Wood Effect Vinyl flooring. Laminate roll Edge worked up with integrated single bowl sink and mixer tap over. Wood affect fronted cupboards above and below, Automatic washing machine. Electric Neff oven with further Neff electric hob over and extractor above. Under worktop, fridge and freezer. Radiator ceramic, wall tiling, Double glazed upvc Georgian style window leading to Conservatory. Dining area with Room for dining table and chairs, radiator, multi pane glazed door leading through to Conservatory, cupboards with storage space and meters within, radiator.

Conservatory

A UPVC double glazed Conservatory with two window openings, French doors to rear. Polycarbonate roof. Laminate flooring. Wall mounted electric panel heater.



First floor

Landing

Doors to rooms, loft access, door to storage cupboard over the shared alley.

Bedroom 1

Replacement UPVC double glazed Georgian style window to rear. Radiator.

Bedroom 2

Replacement UPVC double glazed Georgian style window to front. Radiator.

Bedroom 3

Replacement UPVC double glazed Georgian style window to front. Radiator. Built in cupboard with hanging space within.

Shower room

Replacement UPVC double glazed Georgian style window to rear with obscured glass, low level WC pedestal wash hand basin. Walk in shower cubicle with Triton Electric Shower within wood effect vinyl floor ceramic wall tiling throughout.

Outside

Front Garden

Mainly laid to lawn with a hedge surround. Various flowers and shrubs to borders. Shared passage providing side access to the rear.

Rear Garden

The rear garden is mainly laid to lawn with various flowers and shrubs to borders, timber fence and hedge surround. There is a raised patio area accessed from the Conservatory and an area of timber decking accessed through a decorative rose arch to the rear of the garden. Gated side access to the communal side passage. Providing access to the front of the property.

