



44, Langstone Ley

Welwyn Garden City,
Hertfordshire, AL7 1FQ
Guide Price £535,000

country
properties

CHAIN FREE!! This spacious 4 Bedroom Semi Detached is situated on a Modern Development Close to Wooded Nature Reserve. With en-suite to master bedroom, cloakroom, conservatory, garage and off road parking this property has everything you need for the growing family.

- CHAIN FREE!!
- 4 BED SEMI DETACHED HOME
- EN-SUITE TO MASTER BEDROOM
- CLOAKROOM
- CLOSE TO LOCAL SHOPS
- CONSERVATORY
- GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- GAS CENTRAL HEATING & DOUBLE GLAZED

Ground Floor

Entrance Hall

UPVC double glazed door leading to the Entrance Hall. Stairs to first floor. Laminate flooring. Storage cupboard. Doors to rooms.

Cloakroom

Suite comprising of a low level WC and a wash hand basin. Radiator. Fuse box.

Kitchen

Fitted with a range of matching wall and base units with contrasting roll edge work surfaces over and under cabinet lighting. Single bowl sink unit with taps and drainer to side. Double electric oven, gas hob with extractor over. Microwave. Freestanding fridge freezer and Washing machine. Double glazed bay window.

Living Room

Two radiators. Double glazed doors to the Conservatory. Double glazed window to rear

Conservatory

Double glazed doors leading out to the garden. Wooden laminate flooring.



First Floor

Landing

Doors to rooms.

Master Bedroom

Carpeted. UPVC double glazed window overlooking the rear. Door to En-Suite Shower Room.

En-Suite Shower

Shower cubicle with shower within. WC and wash hand basin.

Bedroom Two

Radiator. Carpeted. Double glazed window.

Bedroom Three

UPVC double glazed window overlooking the rear. Carpeted

Bedroom Four

UPVC double glazed window. Carpeted

Bathroom

Suite comprising of a bath with mixer taps and electric shower over, with glass shower screen, low level WC and a wash hand basin. Tiling to splash backs. Heated towel rail.

Outside

Rear Garden

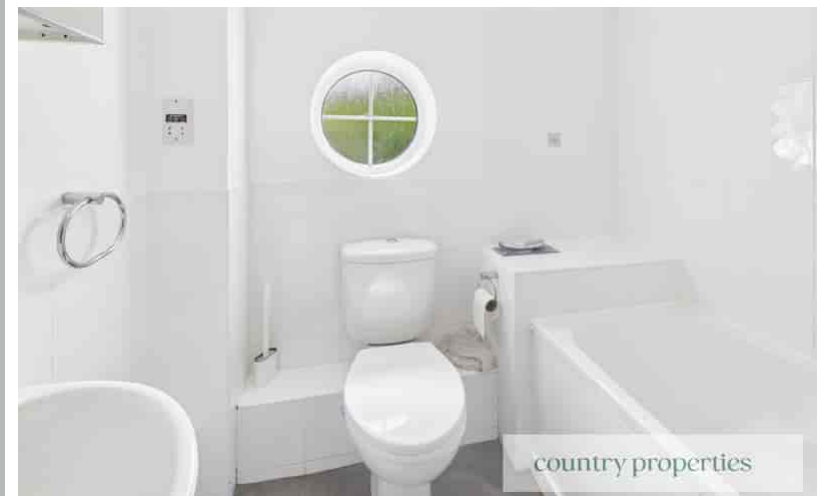
Decked area. Steps leading down to the garden which is mainly lawned. Shed.

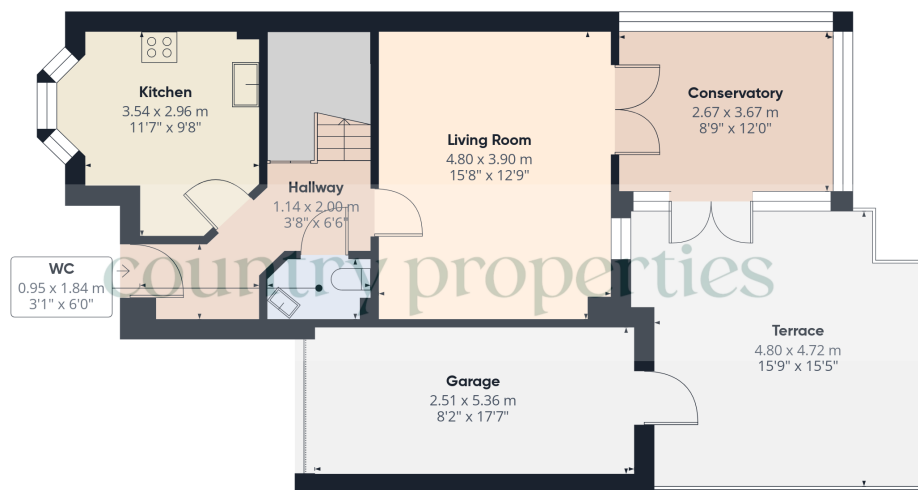
Single Integral Garage

With up and over door.

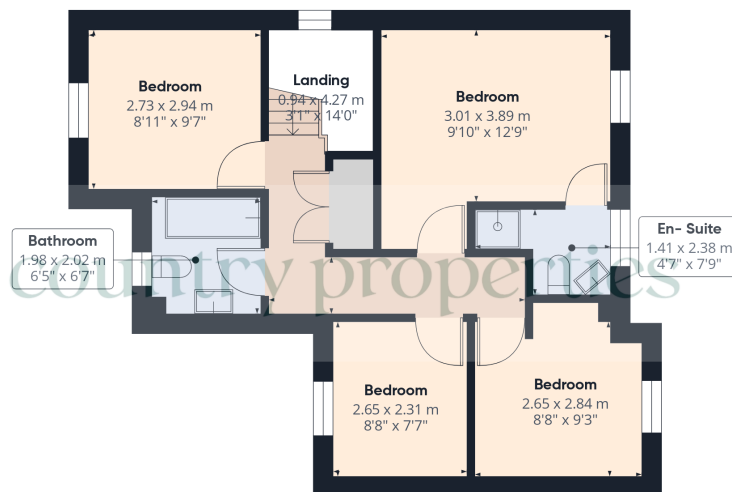
Front Garden

Driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

112.6 m²
1213 ft²

Balconies and terraces

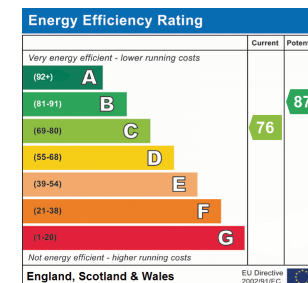
22.7 m²
244 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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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