

83, Pentley Park

Welwyn Garden City,
Hertfordshire, AL8 7SL
Guide Price £850,000

country
properties

Well worth the effort... This extended 4 bedroom link detached CHAIN FREE family home requires some modernisation but the effort would be worthwhile as the house has the potential to be everything you could ask for. 4 bedrooms, 3 reception rooms and a much sought after location on the West side of Welwyn Garden City.

- CHAIN FREE
- SOUGHT AFTER WEST SIDE LOCATION
- GARAGE AND PARKING
- EXPECTED CATCHMENTS FOR SOUGHT AFTER SCHOOLS
- 4 BEDROOMS
- LEASEHOLD
- LINK DETACHED HOUSE

Ground Floor

Entrance Hall

Timber framed part glazed door leading to entrance hall with under stairs storage cupboard. Doors to living room and kitchen. Door to cloakroom, stairs to first floor. Telephone point.

Cloakroom

Two piece bathroom suite comprising low level WC, wash hand basin set within a vanity unit. Radiator. Timber framed window to side passage.

Living Room

Replacement UPVC double glazed Georgian style window to front, further replacement UPVC double glazed Georgian style walk in bay window to rear with French doors within. Ceiling coving. Fireplace with tiled surround, hearth and timber mantle. Television point. Glazed French doors leading to family room. Archway leading to dining room. Three wall light points.

Family Room

A triple aspect room with replacement UPVC double glazed Georgian style window to side and replacement UPVC windows and patio door to rear garden. Traditional timber framed porthole window to front. Block wood herringbone wood flooring. Radiator. Brick built fireplace with electric fire within.

Dining Room

Replacement UPVC double glazed Georgian style window to rear. Ceiling coving. Radiator. Door to kitchen. Three electric wall light points.

Kitchen

Replacement UPVC double glazed Georgian style window to rear. Roll edge worktop with cupboards above and below. integrated oven, grill and electric hob. Space for under worktop fridge, space and plumbing for washing machine. Stainless steel single bowl sink unit. Traditional pantry cupboard. Door to side passage.



First Floor

Landing

Replacement UPVC double glazed Georgian style window to front. Doors to bedrooms, bathroom and airing cupboard housing pre lagged hot water tank with slatted shelving over. A portion of the landing was previously a bedroom and provides ideal space for a home office. Further built in storage cupboards. Archway leading to bedrooms three and four.

Bedroom 1

Replacement UPVC double glazed window to rear. Radiator. Built in cupboard, fitted wardrobes and dressing table.

Bedroom 2

Replacement UPVC double glazed window to rear. Radiator. Built in double wardrobe.

Bedroom 3

A dual aspect room with replacement UPVC double glazed Georgian style windows to front and side. Radiator. Built in wardrobe with shelf and hanging space.

Bedroom 4

Replacement UPVC double glazed Georgian style window to rear. Built in double wardrobe with shelf and hanging space. Radiator.

Bathroom

Replacement UPVC double glazed window to side. Three piece bathroom suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment. Radiator. Ceramic wall tiling. Wall mounted Dimplex electric heater.

Outside

Front Garden

Mainly laid to lawn with a hedge surround, various flowers and shrubs to borders and a Magnolia tree to the front. Block paved driveway providing off road parking for up to three vehicles and access to the garage. Block paved pathway to the front door and covered porch.

Rear Garden

The gardens wrap around three sides of the property. The side and rear garden is mainly laid to lawn with various flowers, shrubs and mature trees to borders. There is a patio area to the rear of the house and also to the far rear corner of the garden. Timber shed with water butts collecting water from both the shed and the garage. Access to the front of the property. Views overlooking woodland.

Garage

Metal up and over door, light and power within. Personal door from side passage. Replacement UPVC double glazed Georgian style window to rear. Workshop area with workbench.

Boiler room

Accessed via a covered porch from the side passage. Floor mounted boiler and wall mounted central heating controls. Shelving. Light and power.

Agents notes

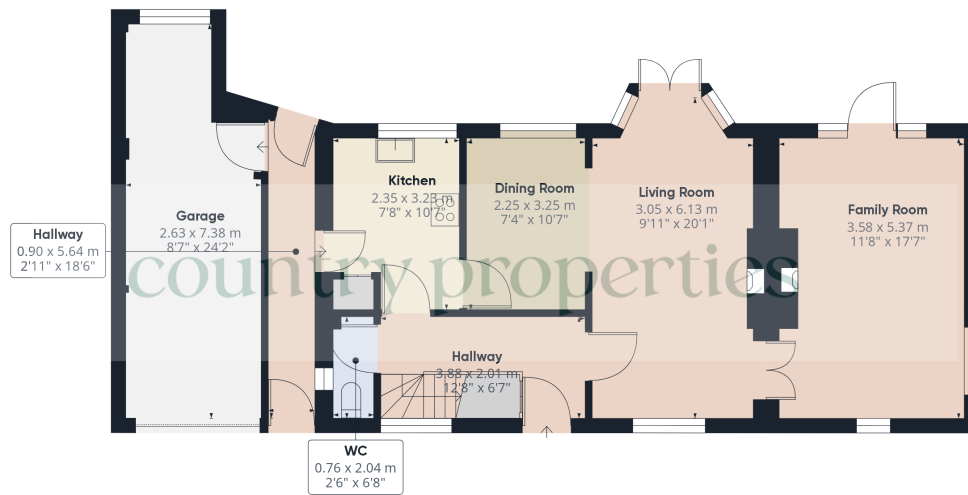
The property is a Welwyn Garden City leasehold with a 999 year lease.

Lease start date 29/9/1960 - Lease end date 29/9/2959.

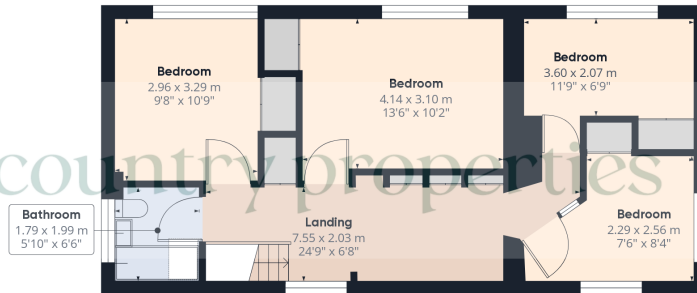
Ground Rent: Fixed for the entire term at £29pa
EPC: E (49)

Council Tax Band: F £3154 P.A.





Ground Floor



Floor 1



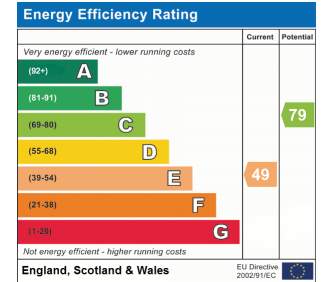
Approximate total area⁽¹⁾

143.88 m²
1548.71 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.

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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

Viewing by appointment only

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