



17 The Jinnings, Welwyn Garden City, Hertfordshire, AL7 4QB

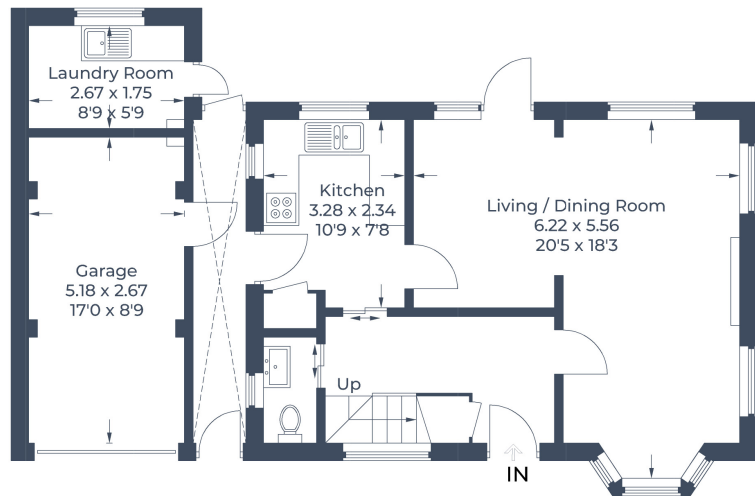
£675,000

NO CHAIN - RARELY AVAILABLE. Three bedroom detached property situated at the end of this small select cul-de-sac adjacent to woods and Archers Park. Although in need of redecorating it is an ideal blank canvas, with potential to extend/improve. It is offered with an entrance hall, downstairs cloakroom and kitchen, plus an L-shaped living-dining room with parquet flooring, patio doors, and views over the private rear garden. Upstairs are three good sized bedrooms plus a bathroom. Outside there is a garage, with a separate utility room to the rear that is plumbed with hot and cold water. Both are accessed via a covered, secure, passageway. The garden has a sunny seating area that cannot be overlooked. With local shops a short walk away, the park on your doorstep and no traffic, it's an ideal house for dog lovers and those with children.

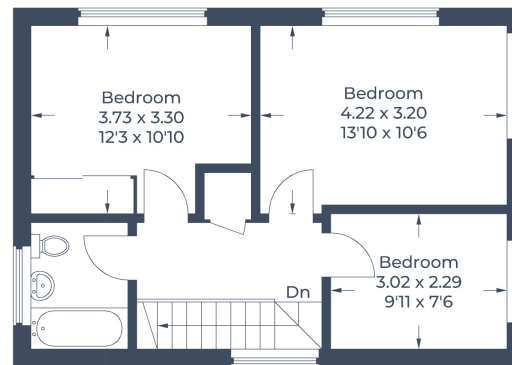


- RARELY AVAILABLE CHAIN FREE
- THREE BEDROOM DETACHED
- GREAT POTENTIAL - IDEAL BLANK CANVAS
- QUIET CUL-DE-SAC LOCATION
- L-SHAPED LIVING ROOM WITH ORIGINAL PARQUET FLOORING
- ADJACENT TO ARCHERS PARK + WOODS
- PRIVATE AND GOOD SIZED 55FT REAR GARDEN
- GARAGE & DRIVEWAY
- POTENTIAL TO EXTEND/IMPROVE
- COUNCIL TAX BAND E / EPC D

Approximate Gross Internal Area
 Ground Floor = 72.2 sq m / 777 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Total = 116.7 sq m / 1,256 sq ft
 (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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