



43, Herns Lane

Welwyn Garden City,
Hertfordshire, AL7 2AG
£400,000

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properties

MAKE THIS HOME YOUR OWN... This terraced property is offered chain free and whilst in need of some modernisation, the property gives the chance to make the home your own in every way and to have a 3 bedroom home with garage and drive way.

- 3 bedroom terrace home.
- Garage and Driveway
- Private rear garden
- Kitchen breakfastroom
- Living Diner
- Chain Free

Ground Floor

Entrance Hall

UPVC double glazed door and matching full height window to side leading into entrance hall with laminate flooring, tongue and groove timber cladding to wall, door to cloakroom and glazed door leading through to kitchen diner.

Cloakroom

Continuation of the laminate flooring, wall hung wash hand basin with ceramic tiling to splashback, low level WC, double glazed UPVC windows with obscured glass to the front.

Kitchen / Breakfastroom

Wood effect vinyl flooring, laminate roll edge worktop with a 1 ½ bowl stainless steel sink unit inset within and a mixer tap over. Space and plumbing for automatic washing machine, space for dishwasher, cupboard with space for tall fridge freezer within, integrated electric oven and further 4 burner halogen hob and stainless steel extractor above. Cream fronted high gloss cupboards above and below including drawer units. Cupboard housing warm air boiler. Glazed door leading through to living diner.

Living Diner

Replacement double glazed sliding patio doors to rear garden, further full height UPVC window to rear garden, stairs to 1st floor. Ample room for sofas and dining table and chairs, exposed ceiling beams.



First Floor

Landing

Doors to bedrooms and bathroom. Gallery style landing. Cupboard housing the pre-lagged hot water tank.

Bedroom 1

Double glazed window to front. Cupboard with over stair storage space. Built-in wardrobe with sliding doors and further access into eave storage area.

Bedroom 2

Replacement UPVC double glazed window to rear overlooking the rear garden. Doors leading to cupboard over the stairs.

Bedroom 3

Replacement UPVC double glazed window to rear.

Bathroom

Wood effect vinyl flooring. Large walk-in shower cubicle with Triton electric shower within, low level WC, Wash hand basin inset within a vanity unit with cupboards below, ceramic wall tiling, High level replacement UPVC double glazed window.

Outside

Garage

Single integral garage with metal up and over door and light and power within.

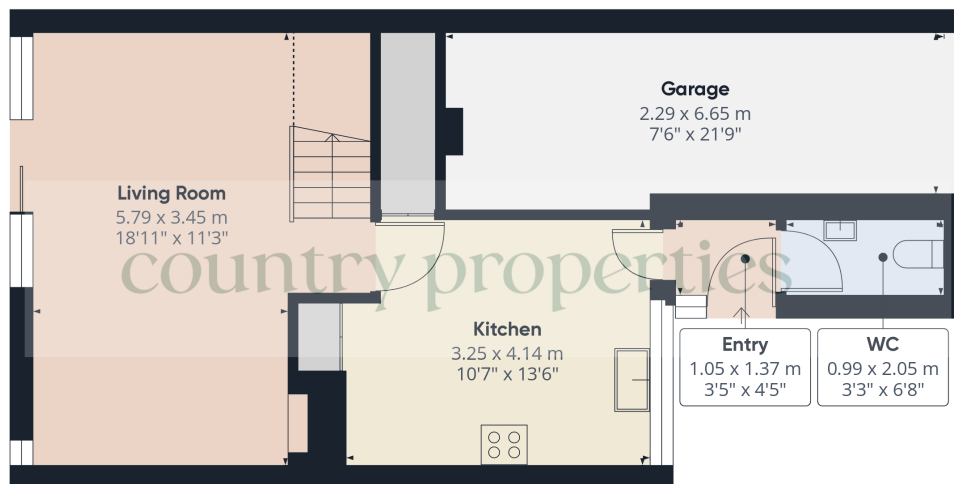
Front Garden

Block paved driveway providing off-road parking leading to the garage. Further block paved pathway leading to the front door with various flowers to borders. Hedge surround.

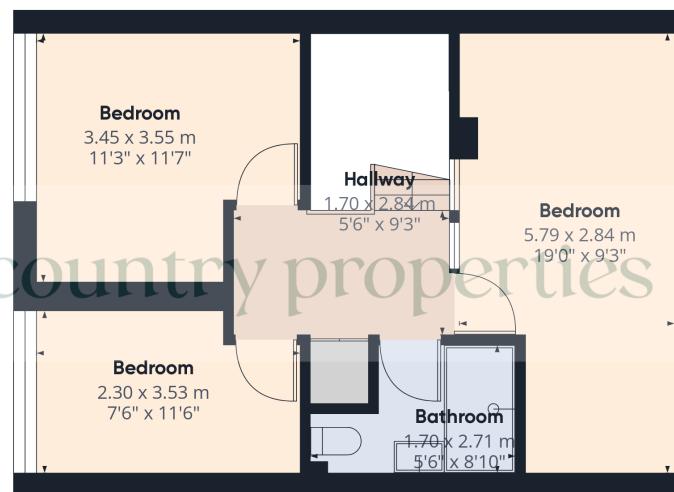
Rear Garden

The rear garden is mainly laid to lawn with a patio area and steps and path leading to the rear where there is gated access to a rear alleyway. Timber fence and hedge surround, various flowers and shrubs to borders.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

101.03 m²

1087.45 ft²

Reduced headroom

2.13 m²

22.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

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