Viewing by appointment only

**Country Properties** | 3, Bridge Road | AL8 6NH

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

**www.country-properties.co.uk**

COUNTRY PROPERTIES

PART OF HUNTERS®

# 28, Parkway Gardens

**Welwyn Garden City,**
**Hertfordshire, AL8 6JW**
**£1,350 pcm**

COUNTRY PROPERTIES

PART OF HUNTERS®

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.

THREE BEDROOM SEMI DETACHED WITH GARAGE AND CONSERVATORY.Available End of January 2020!

- Three bedrooms.
- Cloakroom.
- Conservatory.
- Garage.
- West Side Location.
- Within a 1/2 mile Radius of the Town and Station.

## Ground Floor

### Entrance Hall

Front door leading into Entrance Hall. Stairs to First Floor. Carpeted. Radiator. Thermostat. Door to Living/Dining Room.

### Living/Dining Room

24' 4" x 11' 8" (7.42m x 3.56m) Open plan dual aspect room with a bay window to the front and window to the rear. Carpeted. Fireplace. Under stair storage cupboard. Two radiators. Door through to Kitchen.

### Kitchen

10' 10" x 6' 7" (3.30m x 2.01m) Fitted with a range of wall and floor cupboards with complimentary work surfaces over. Fridge/freezer. Gas cooker with hob and extractor over. Dishwasher. Tiled Flooring. Door through to Conservatory.

### Conservatory

Tiled flooring. Patio doors leading out to the Rear Garden. Door to Cloakroom. Door to Garage.

### Cloakroom

Tiled flooring. WC. Wash hand basin.

## First Floor

### Landing

Airing cupboard with hot water cylinder. Loft hatch. Doors to all rooms.

### Master Bedroom

10' 3" x 9' 1" (3.12m x 2.77m) Window overlooking the rear garden. Two built in wardrobes. Carpeted. Radiator.

### Bedroom Two

11' 9" x 8' 2" (3.58m x 2.49m) Window to the front. Carpeted. Radiator.

### Bedroom Three

8' 9" x 6' 10" (2.67m x 2.08m) Window overlooking the front. Built in over stair storage cupboard. Radiator. Two shelves on the wall.

### Bathroom

6' 7" x 5' 11" (2.01m x 1.80m) Suite comprising of a bath with shower over and shower curtain, a WC and a wash hand basin. Full tiling to the walls. Vinyl Flooring.

## Outside

### Garage

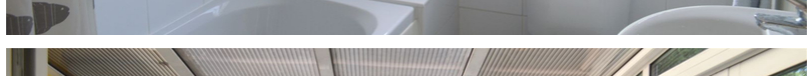
Tiled flooring area at the rear. Alcove housing washing machine and tumble dryer. Boiler.

### Rear Garden

Paved with various flowers and shrubs to borders. Shingle area. Shed.

Agency reference fees £0 for first applicant and a further £0 for every subsequent person over the age of 18 who will reside in the property is payable on return of applications, no further fees will be charged if a guarantor is required.

Deposit of 5 weeks rent is due on the move in date along with the first months rent.

Check out fee of £0 will be deducted from the deposit at the End of the Tenancy.

### (EPC) EEC next to EIR