



# Dawley, Welwyn Garden City, Hertfordshire. AL7 1EA

- CHAIN FREE
- THREE BED FAMILY HOME
- SEMI DETACHED
- LARGE KITCHEN DINER
- MODERN KITCHEN & BATHROOM
- GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING
- UPVC WINDOWS
- CUL- DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS



## PROPERTY DESCRIPTION

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A well presented and spacious three bedroom semi detached property being offered to market CHAIN FREE. This property is ideally situated in a quiet cul-de-sac location set back from the main road. The property is located within 1/2 mile from The Shire Business Park, while the town centre and mainline station can be accessed by regular bus routes.

The ground floor accommodation comprises of a welcoming entrance hallway which provides access to all ground floor accommodation and stairs to the first floor. The dual aspect living room is located to the front of the property and benefits from plenty of natural light. The large kitchen/diner overlooks the garden to the rear. There is ample space for a dining table while the kitchen area consists of matching base and wall units. Fitted items include an electric oven and hob while there is space and plumbing for a washing machine and fridge freezer.

The first floor accommodation consists of three bedrooms, two double bedrooms and a well proportioned single. The family bathroom is finished to a high standard and is tiled throughout. There is a side panelled bath with shower over, a hand wash basin and w/c.

The property benefits from large gardens to the front and rear of the property and viewing comes HIGHLY RECOMMENDED.



# GROUND FLOOR

## HALLWAY

1.939m x 1.458m (6' 4" x 4' 9")

## LIVING ROOM

3.306m x 4.535m (10' 10" x 14' 11")

## KITCHEN / DINER

4.535m x 3.598m (14' 11" x 11' 10")

# FIRST FLOOR

## LANDING

2.789m x 1.595m (9' 2" x 5' 3")

## BEDROOM ONE

3.300m x 3.350m (10' 10" x 11' 0")

## BEDROOM TWO

3.306m x 3.259m (10' 10" x 10' 8")

## BEDROOM THREE

2.816m x 2.358m (9' 3" x 7' 9")

## BATHROOM

1.289m x 2.468m (4' 3" x 8' 1")

# EXTERIOR

## GARDEN - Front

Laid to lawn with hedge borders

## GARDEN - Rear

Patio area adjacent to the property, large area laid to lawn with fenced borders

# ADDITIONAL INFORMATION

Council Tax Band - C



# FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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