



# 19, Hedgebrooms

Welwyn Garden City,  
Hertfordshire, AL7 2DP  
£240,000

country  
properties

A well-presented two-bedroom ground floor flat benefiting from its own private entrance, ideally situated in the popular Panshanger location close to local amenities. The property features a refitted kitchen, double glazing, and gas central heating, with access to well-maintained communal gardens. Further advantages include a long lease with low ground rent and service charge, making this an excellent opportunity for first-time buyers or those looking to add to their letting portfolio.

- A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT
- OWN ENTRANCE DOOR
- PANSHANGER LOCATION CLOSE TO LOCAL AMENITIES
- REFITTED KITCHEN
- ACCESS TO WELL KEPT COMMUNAL GARDENS
- LOW LEVEL GROUND RENT AND SERVICE CHARGE WITH LONG LEASE
- GREAT FIRST TIME PURCHASE OT ADDING TO YOUR LETTING PORTFOLIO
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## GROUND FLOOR

### Entrance Hall

A welcoming and well-proportioned entrance hall providing access to all principal rooms. The space benefits from a wall-mounted radiator and thermostat and offers excellent storage with three generous cupboards.

### Lounge/Diner

A bright and inviting lounge/dining area with a large UPVC double-glazed window to the front, creating a light-filled living space. The room also benefits from a wall-mounted radiator, as well as TV aerial and internet points, making it well suited for modern living and entertaining.



## Kitchen

The kitchen is fitted with a range of white fronted wall and base units with complementary grey wood-effect worktops. Integrated appliances include a NEUE dishwasher, oven with hob and extractor hood above. There is space for a freestanding washing machine and a tall fridge/freezer. Additional features include a dual sink with mixer tap, tiled splashbacks, and a UPVC double-glazed window providing natural light.

## Bedroom

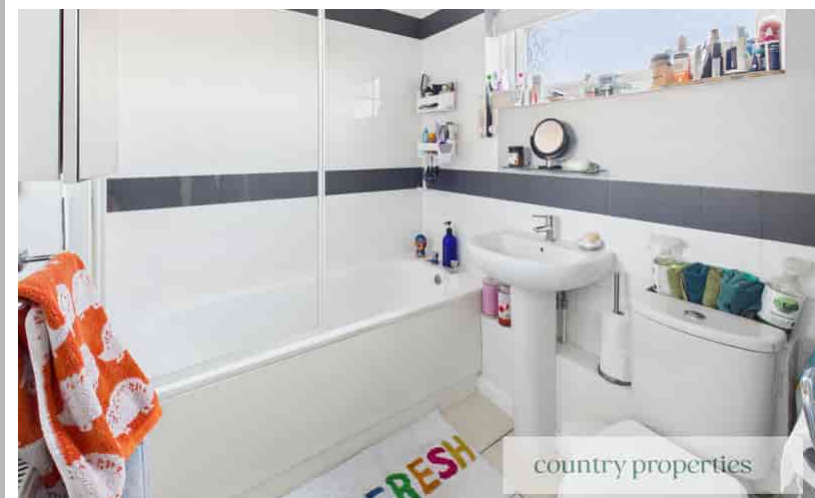
The principal bedroom is a comfortable double room featuring a UPVC double-glazed window to the front aspect, a wall-mounted radiator positioned beneath, and a built-in wardrobe providing practical storage.

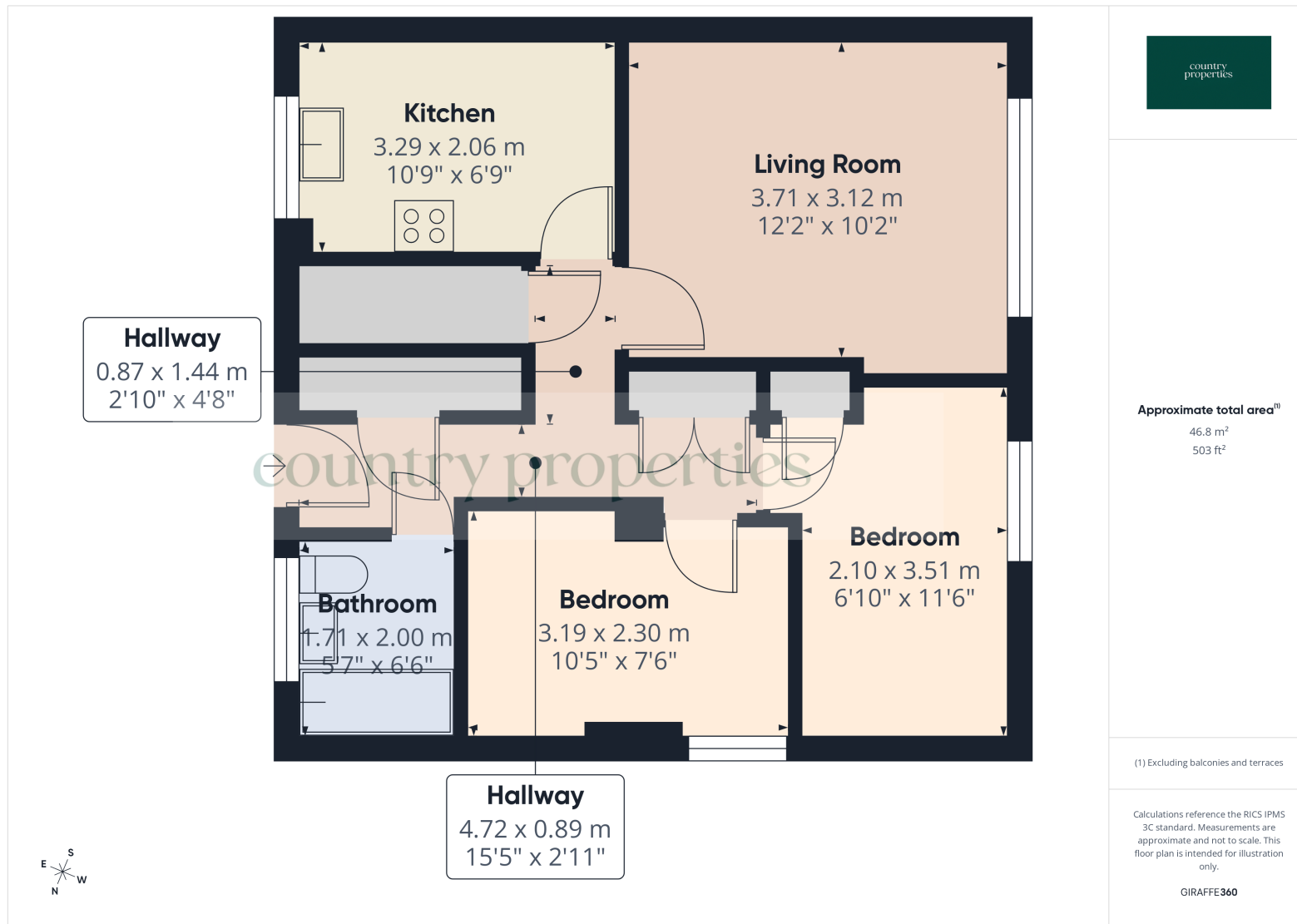
## Bedroom

The second bedroom is accessed from the entrance hall and enjoys a UPVC double-glazed window to the side, allowing plenty of natural light, along with a wall-mounted radiator, making it ideal as a guest room, home office or child's bedroom.

## Bathroom

The bathroom is fitted with a three-piece white suite comprising a low-level WC with dual-flush, a pedestal wash hand basin with mixer tap, and a panelled bath with hot and cold taps. An electric shower is positioned over the bath with a glass shower screen. Additional features include a wall-mounted radiator and an obscure UPVC double-glazed window to the front, allowing natural light while maintaining privacy.





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

country  
properties