



COUNTRY PROPERTIES

Welwyn Village 01438 716471



3 Beds Semi With Car Parking Space
Conservatory At Rear

£239,950 Freehold
www.country-properties.co.uk

Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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6 Maran Avenue

WELWYN Hertfordshire AL6 9HS

- * Hall
- * Lounge
- * Kitchen/Diner
- * Conservatory

- * 3 Bedrooms upstairs
- * Bathroom/Wc on ground floor
- * Garage space
- * Parking space for numerous vehicles

GROUND

Entrance Hall Stairs to first floor. Cupboard under stairs.

Lounge (Reception) 15' 5" x 10' 3" (4.70m x 3.12m) Double glazed window to front. Feature fireplace with electric coal effect fire. Double radiator. Door into conservatory

Conservatory 12' x 10' (3.66m x 3.05m) Double glazed with pitched roof. Door to garden. Light and power.

Kitchen 12' 5" x 10' (3.78m x 3.05m) Double glazed window to rear. Modern fitted kitchen in white with ample working surfaces. Tiled splashback area's, Zanussi fitted electric oven and gas hob with extractor over. Wall mounted gas fired boiler with time control.Plumbed for automatic washing machine. 2 x spot lights. Single drainer enamael sink with cupboard below. Ample wall storage cupboards and base storage cupboards.

Rear lobby Door to garden

Bathroom Bath with hand held shower attachment, wash hand basin, WC. Radiator. 2 x double glazed windows to side. Large recess with sheves. Tiled walls.

FIRST

Landing Double glazed window to front.

Bedroom 1 14' 10" x 9' (4.52m x 2.74m) 2 x Double glazed windows to rear. Radiator. Ormate feature fireplace.

Bedroom 2 9' 3" x 8' (2.82m x 2.44m) Plus recess. Deep storage cupboard. Dual aspect double glazed

windows. Roof access. Fireplace

Bedroom 3 11' 5" x 6' 4" (3.48m x 1.93m) Double glazed window to front. Radiator.

OUTSIDE

Garden Ample off road parking space. Block paved driveway. Gated side access. (We understand the house did have a garage and this could be re instated if required, subject to planning permission) Several garden sheds. Playhouse for children. Area of lawn with trees and shrubs. Brick retaining wall.

Situated on the outskirts of Welwyn village just a short walk to the centre. Easy access to the A1(M) and WGC Hatfield and St Albans. The train station is at Welwyn North.(Digswell) Local shops in the village include Tesco and good restaurants plus Post Office and Doctors surgery.

