



18, Cherry Croft

Welwyn Garden City,
Hertfordshire, AL8 7QU
£600,000

COUNTRY PROPERTIES
PART OF HUNTERS

Spacious FIVE bedroom semi detached family home situated on the popular and sought after West side of Welwyn Garden City. The property benefits from a double storey extension to the rear to provide extra accommodation. Fitted kitchen and downstairs cloakroom and further games room and Lounge to the ground floor and to the first floor is the five bedrooms and a family bathroom. Private rear garden. We highly recommend an internal inspection at your earliest convenience.

- Semi Detached
- Five Bedrooms
- Two Receptions
- Downstairs Cloakroom
- Kitchen/Diner
- Double Glazing
- Gas heating to radiators
- Fitted Bathroom.
- Rear Garden & Patio
- Cul de Sac location

Hallway

Via part double glazed entrance door, recess area for storage of coats etc, Laminate wood flooring, feature porthole window to front aspect, gas and electric meters, understairs storage cupboard, stairs to first floor landing, doors leading off to:

Utility/Cloakroom

Side aspect double glazed obscure window, low level WC, worktop with stainless steel single drainer sink unit with mixer taps. Plumbing for automatic washing machine, space for further appliances, and plumbing ready for shower unit.

Kitchen/Breakfast Room/Diner

Rear Aspect double glazed window with matching French doors to side. Range of matching wall and base units with worktops over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps. Fitted double oven with 5 ring induction hob, laminate wood flooring, space for appliances, cupboards, breakfast bar, heated towel rail, open aspect to:

Dining Area

Patio doors to rear garden, laminate wood flooring, fitted radiator, door to:



Lounge

Front aspect double glazed window overlooking front garden. Fitted radiator.

Playroom/Office

Rear aspect double glazed window overlooking rear garden, fitted radiator, laminate wood flooring.

First Floor Landing

Access to part boarded loft space, doors leading off to:

Bedroom One

Front aspect double glazed window, fitted radiator, built in wardrobes, built in cupboard.

Bedroom Two

Rear aspect double glazed window, fitted radiator.

Bedroom Three

Side aspect double glazed window, built in cupboard, fitted radiator.

Bedroom Four

Side aspect double glazed window, fitted radiator, built in cupboard.

Bedroom Five

Rear aspect double glazed window, fitted radiator, exposed wood flooring.

Bathroom

Rear aspect double glazed opaque window. Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment plus independent shower unit (currently not working) Low flush WC, wash hand basin, fully tiled walls and and flooring, heated towel rail.

Rear Garden

Patio area with steps leading up to raised lawned area complimented with a dwarf brick wall surround, mature shrubs and perimeter fencing, outside tap, path to gated front access.

Front Garden

Lawned area with Mature hedgerow to borders, path leading to property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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