



# 25, Little Ganett

Welwyn Garden City,  
Hertfordshire, AL7 3DG  
Guide Price £450,000

COUNTRY PROPERTIES

PART OF HUNTERS

So much more than meets the eye... This 3 bedroom end terraced home has been extended both to the rear and into the loft, there are 3 double bedrooms plus a further room that could be used as a cot room, study or converted to an ensuite to the loft bedroom.

- 3 double bedrooms
- Study/ box room with potential to convert to ensuite
- Ground floor extension
- Conservatory
- Utility room and cloakroom
- Refitted shower room

## Ground Floor

### Entrance Hall

Replacement composite door leading through to entrance hall with double glazed leaded light panels, entrance hall dado rail stairs to 1st floor, radiator, doors to living room, utility room, under stairs storage cupboard and recess, the websites are living diner walk in curved UPVC double glazed bay window to front, television and telephone points, radiator, 2 wall light points, ceiling coving open to dining area, dining area radiator ceiling coving, etched glass bifold double doors leading through to kitchen diner.

### Kitchen Diner

Tile effect laminate flooring, limed oak cupboards with brushed steel handles, roll edge laminate work top with 1 ½ bowl sink unit and mixer tap, over space for slimline dishwasher, replacement UPVC double glazed window to rear, ceramic wall tiling space and plumbing for electric cooker with hood above sunken ceiling, downlighters, doorway through to utility room, dining area, providing room for dining table and chairs, radiator, walkway through to Conservatory.

### Conservatory

Continuation of the laminate flooring, radiator, dwarf wall with UPVC windows and French doors, various window openings, the roof has been replaced with a fully insulated roof lining.

### Utility Room

Ceramic floor tiling, radiator, replacement UPVC double glazed window to side wall, mounted gas boiler, roll edge work top with single bowl stainless steel sink unit with mixer tap, over space and plumbing for automatic washing machine, doorway through to entrance hall and kitchen diner, door to cloakroom.



## Cloakroom

Continuation of ceramic floor tiling, wall mounted wash hand basin with Chrome effect taps, over low level dual flush WC with concealed cistern wall mounted heated towel Chrome effect, replacement UPVC double glazed window to side.

## First Floor

### Landing

Two radiators, doors to bedrooms, replacement UPVC double glazed window to front, under stair storage area, stairs to second floor.

### Bedroom One

Replacement UPVC double glazed window to front, radiator built in double wardrobe with shelf and hanging space.

### Bedroom Two

Replacement UPVC double glazed window to rear, radiator, built in double wardrobe with shelf and hanging space.

### Bathroom

Bathroom has been refitted with a large walk in shower cubicle with glass shower screen, thermostatically controlled shower over, ceramic wall tiling throughout, low level dual flush WC, wash hand basin with Chrome effect mixer tap over, inset within a vanity unit with cupboard below, radiator, UPVC double glazed replacement window to rear with obscured glass, ceiling coving wall, mounted electric shaver point.

## Second Floor

### Landing

Landing with the cupboard providing access to eave storage area, doorway to bedroom 3 and further door to study / bedroom 4.

### Bedroom Three

This forms part of the loft conversion and has a velux roof window to rear, radiator, access to eaves storage.

### Bedroom Four/Study

Currently used as a study, this room has a double glazed velux roof window to rear, access to eave storage access to loft area, light and power within this room would fit a small single bed or could potentially be an on suite to the second floor bedroom as it is located immediately above the family bathroom below.

## Outside

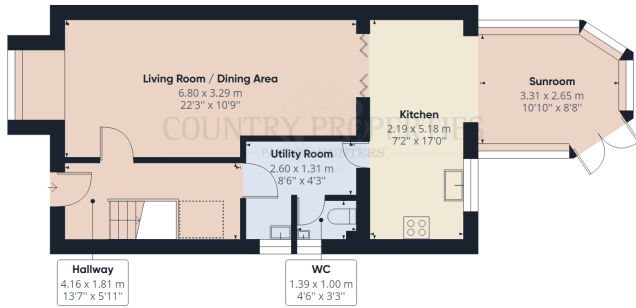
### Front Garden

Block paved path and front garden with dwarf brick wall leading out onto the lawn to the front, gated side access to rear garden, steps to front door.

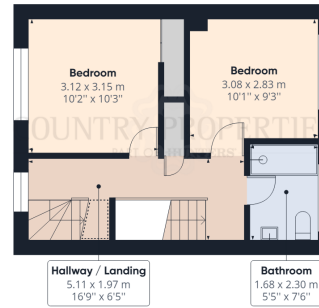
### Rear Garden

Sensitive patio area with metal pergola, 4 timber sheds including a large summer house style workshop and further small summer house, various flowers and shrubs to borders, Evergreen trees, timber fence surround, gated access providing access back to the front of the property, outside tap, security lighting.

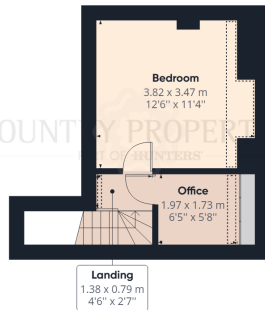




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

108.92 m<sup>2</sup>  
1172.36 ft<sup>2</sup>

**Reduced headroom**

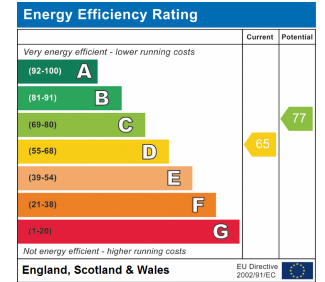
3.61 m<sup>2</sup>  
38.90 ft<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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: welwyn@country-properties.co.uk

www.country-properties.co.uk