



Glebe Road

Welwyn,
Hertfordshire, AL6 9PB
Fixed Price £1,750 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

UNFURNISHED FOUR BEDROOM, THREE BATHROOM, SEMI-DETACHED HOUSE WITH DOUBLE GARAGE AND OFF STREET PARKING! Available end-January 2020.

- Unfurnished, Semi-Detached House Available End January 2020
- Four Bedrooms
- Three Bathrooms (Ground Floor Shower Room, Master En-suite & Family Bathroom)
- Kitchen/Breakfast Room
- Utility Room
- South Facing Rear Garden
- Double Garage with Off Street Parking for Several Vehicles
- Walking Distance to Welwyn Village
- Train Stations: Welwyn North 1.3 Miles and Welwyn Garden City 2.1 Miles
- Semi-Detached Design - Over Looking The Green

GROUND FLOOR

Entrance Hall

15' 0" x 8' 3" (4.57m x 2.51m) Entry via glazed paneled door leading through to Entrance Hall with two double glazed windows to the front aspect. Wooden floor. Double glazed roof window. Door to under stairs storage cupboard. Doors to:

Living Room

21' 9" x 12' 0" (6.63m x 3.66m) Wooden floor. Wall mounted radiator. Working fireplace. Doors opening out to the rear Garden.

Second Reception/Family Room

20' 2" x 12' 6" (6.15m x 3.81m) narrowing to 7' 6" (2.29m) Wooden flooring. Three wall mounted radiators. Ceiling down lighters. Feature wood beams. Door leading to rear Garden.

Kitchen/Breakfast Room

15' 0" x 14' 4" (4.57m x 4.37m) A fully fitted Kitchen comprising of wall and base cupboards with granite work surfaces over, inset with a single bowl sink with drainer to side. Integrated Zanussi oven with extractor over. Integrated dishwasher and coffee maker. Freestanding fridge/freezer. Wooden floor. Ceiling spot light down lighters. Double glazed window to the front aspect. Door to Utility Room.

Utility Room

11' 5" x 7' 4" (3.48m x 2.24m) Range of wall and floor cupboards with work surface over. Space and plumbing for freestanding washing machine. Tiled flooring. Doors to rear Garden, personal door to Garage. Door to Ground Floor Shower Room.

Ground Floor Shower Room

A fitted Shower Room comprising of a walk-in shower cubicle. Wash hand basin. Low level WC. Fully tiled floor and walls. Heated towel rail.

FIRST FLOOR

Landing

Doors branching off to all rooms.



Master Bedroom Suite

17' 0" x 13' 0" (5.18m x 3.96m) narrowing to 9' 2" (2.79m). Range of fitted wardrobes. Wall mounted radiator. Two double glazed windows to the front aspect. Door to En-suite.

En-suite Shower Room

A fully fitted bathroom suite comprising of a walk-in shower cubicle. Wash hand basin. Low level WC. Fully tiled walls.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m) Range of fitted wardrobes. Wall mounted radiator. Double glazed window to the rear aspect over looking the Gardens.

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m) Range of fitted wardrobes. Wall mounted radiator. Double glazed window to the rear aspect over looking the Gardens.

Bedroom Four

12' 0" x 7' 9" (3.66m x 2.36m) Wall mounted radiator. Double glazed window to the rear aspect over looking the Gardens.

Family Bathroom

10' 4" x 6' 0" (3.15m x 1.83m) A fully fitted white bathroom suite comprising of a paneled corner bath with chrome taps over. Ceramic wash hand basin inset to vanity unit with storage below. Two additional storage cupboards. Low level WC with concealed cistern. Heated towel rail. Tiled walls and floors. Ceiling spot light down lighters. Double glazed window with obscure glass to the front aspect.

EXTERIOR

Frontage

To the front of the property there a generous hard standing area which leads up to the double garage and front door, providing off street parking for several vehicles. There is an adjacent lawn area with various flowers, plants and shrubs. Gated access to the rear Garden.

Double Garage

The property benefits from a large double garage with power and lighting within. Electrically operated door. Wall mounted gas fired central heating boiler.

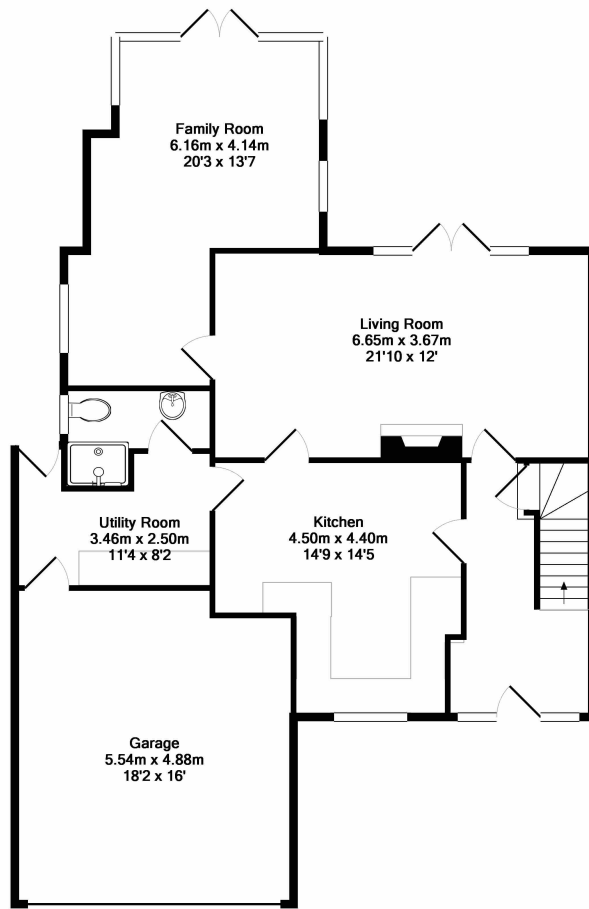
Rear Garden

Large patio area providing space for outside dining and entertaining. Large lawn area with various flowers, plants and shrubs and mature trees to borders. Timber shed to rear. Fencing to borders. Gated access to front of property.

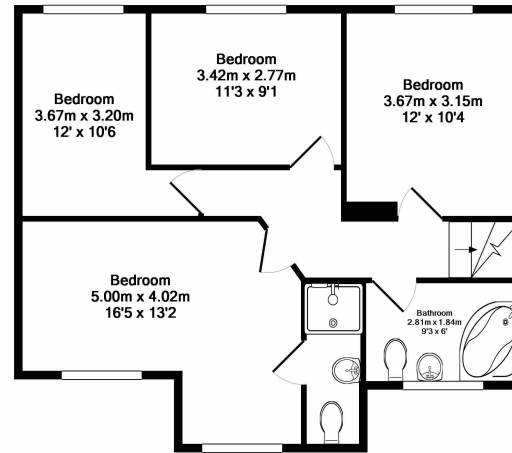
Agency Fees

Agency reference fees £0.00 for First Applicant and a further £0.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £0.00 may be charged if a Guarantor is required. A deposit of 5 week's rent is due on the move in date along with the first months rent. A check out fee of £0.00 (inc VAT) will be deducted from the deposit at the End of Tenancy.





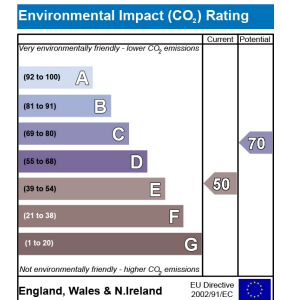
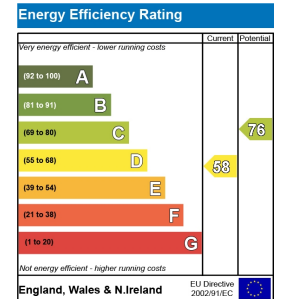
Ground floor
Approx. Floor
Area 110.3 Sq.M.
(1188 Sq.Ft.)



1st floor
Approx. Floor
Area 61.1 Sq.M.
(658 Sq.Ft.)

Total Approx. Floor Area 171.4 Sq.M. (1846 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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