



# 25, Autumn Grove

Welwyn Garden City,  
Hertfordshire, AL7 4DB  
Guide Price £500,000

country  
properties



JUST BRING YOUR BAGS AND MOVE IN!! This stunning 3 bed extended terraced house comprises of large open plan bespoke Kitchen/Living/Dining area with a high quality finish. Downstairs W/C and office. 3 good sized bedrooms and large garden. This house is perfect for entertaining and raising a family.

- TERRACED HOUSE
- BESPOKE OPEN PLAN KITCHEN & DINER
- 3 BEDROOMS
- EXTENDED
- DOWNSTAIRS W/C
- CLOSE TO SHOPS
- UNDERFLOOR HEATING
- DOWNSTAIRS OFFICE

## Ground Floor

### Hallway

Porcelain tiled flooring. Wooden stairs with grey carpet runner leading to first floor. Bespoke storage. Sunken ceiling downlighters. Circle double glazed UPVC window overlooking the front. Grey oak door leading to office. Grey oak door leading to living and kitchen area. Grey oak door leading to downstairs WC.

### Office

Engineered wood flooring. New double glazed UPVC windows overlooking the front. Phone line. Sunken ceiling downlighters. Radiator

### Downstairs WC

Continuation of porcelain tile flooring. Two piece bathroom suite comprising of low level WC with dual flush, corner sink basin with brass mixer tap. Partially tiled walls. Storage above W/C.

### Living Area

Engineered wood flooring. Built - in shelving, TV and ethernet port. Selection of plug sockets with USB connectors. Under stair storage. Sliding grey oak door leading to utility area.

### Open Plan Kitchen/Diner

Continuation of porcelain flooring with underfloor heating. Open plan original bespoke kitchen with 8ft island in centre with quartz worktop, sink basin with mixer tap, plenty of underneath storage, built in wine chiller. The kitchen comprises of many floor and wall storage cupboards with a quartz worktop with integrated AEG induction hob, Integrated NEFF oven, extractor hood over with copper splashback. Integrated BOSCH dishwasher and microwave. Space for American style fridge/freezer. Large crittall style windows lets in lots of natural light with two sets of French doors leading to rear garden.

The dining area comprises of Engineered wood flooring, floor to ceiling storage, built in bench storage, plug sockets with USB connectors. Sunken ceiling downlighters and two skylight windows.



## Utility Area

Space for freestanding washing machine and tumble dryer. Water softener. Continuation of porcelain flooring from hallway. Sunken ceiling downlighters.

## First Floor

### Landing

Oak doors leading to all rooms. Laminated flooring. Partially boarded loft with access via pull down ladder. Airing cupboard housing the combi boiler. Sunken ceiling downlighters.

### Master Bedroom

Continuation of laminate flooring. Over-stair storage. New double glazed UPVC windows overlooking the front. Radiator. Plug sockets with USB connectors.

### Second Bedroom

Continuation of laminate flooring. Radiator. New double glazed UPVC windows overlooking the front. Radiator. Plug sockets with USB connectors.

### Third Bedroom

Continuation of laminate flooring. New double glazed UPVC windows overlooking the rear garden. Radiator. Plug sockets with USB connectors.

## Bathroom

Three piece bathroom suite comprising of low level panel bath with black mixer taps. Thermostatically controlled shower above with rainfall feature and separate shower attachment. Sink basin with black mixer tap with storage underneath. Low level WC with dual flush. Radiator. New obscure double glazed UPVC windows overlooking the garden. Vinyl flooring. Sunken ceiling downlighters.

## Exterior

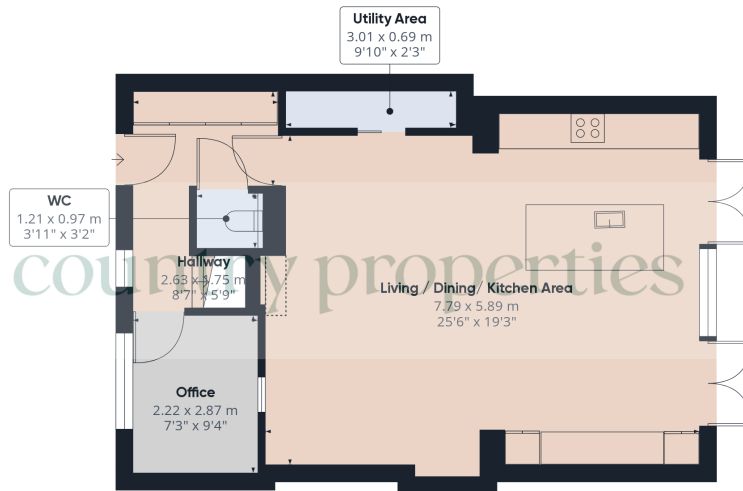
### Front Garden

Communal lawn area with path leading up to composite front door. Wisteria and lavender. Communal parking.

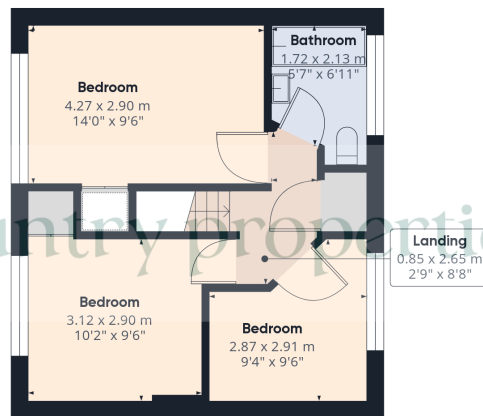
### Rear Garden

As you leave the extension you are greeted by a patio area with outdoor power points. Steps leading down to a mainly laid to lawn area with a wide variety of plants including a fig tree, acers and fatsias. A small pebbled path leading to the back of the garden which takes you to a big storage shed and back gate access.





Ground Floor



Floor 1



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

100.94 m<sup>2</sup>

1086.5 ft<sup>2</sup>

**Reduced headroom**

0.33 m<sup>2</sup>

38.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

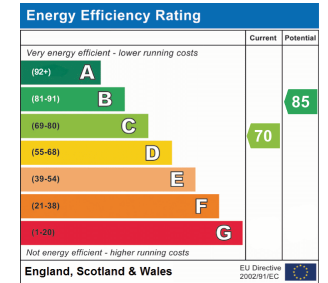
**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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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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