



34, Great North Road

Welwyn,
Hertfordshire, AL6 0PS
£675,000

COUNTRY PROPERTIES
PART OF HUNTERS

Just move into this traditional 1930's family house, positioned in an elevated location enjoying countryside views.

Ground Floor

Reception Hall

Glazed panelled entrance door to Hall with radiator.

Family room/Sitting room

14' 8" x 13' 10" (4.47m x 4.22m) French doors to garden, window to front with views across garden and countryside, feature working fireplace, wood style floor, two radiators.

Family room

16' 5" x 15' 11" (5.00m x 4.85m) Two sets of doors to garden, numerous windows creating a bright and airy room. three radiators, fireplace housing gas coal fire, wood style floor.

Dining Area

13' 1" x 10' 5" (3.99m x 3.17m)

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m) Range of base and eye level cupboards consisting sink unit with cupboards below, further units housing gas hob with fitted oven and microwave, breakfast bar, under stairs cupboard, window to front providing views to fields.

First floor

Landing

Turn stairs with feature arched stain glass window to front of house. Hatch to loft, built in airing cupboard housing gas fired boiler, and Megaflo, radiator to inner landing.

Bedroom

14' 9" x 9' 10" (4.50m x 3.00m) Windows to two aspects, range of fitted wardrobes, radiator.



Shower room

White suite with shower, wash hand basin, wc, fully tiled walls, and floor, heated towel rail.

Bedroom

11' 11" x 10' 6" (3.63m x 3.20m)

Windows to two aspects with views across countryside, radiator.

Bedroom

14' 5" x 7' 9" (4.39m x 2.36m) Built in wardrobes with mirrored doors, window to side, radiator.

Bedroom

11' 1" x 7' 3" (3.38m x 2.21m) Window to side, radiator.

Family bathroom

Suite consisting of P shaped bath with shower, wash hand basin to vanity unit, wc, tiled surrounds, heated towel rail/radiator.

Outside

Main garden

The main area of garden is to the eastern aspect and is laid to lawn with numerous plants bushes and borders, views across countryside, side access with side terrace leading to rear garden.

Rear garden

Westerly facing rear garden with paved terrace, raised flower beds, shubs, borders, pathway to garage and hard standing.

Garage

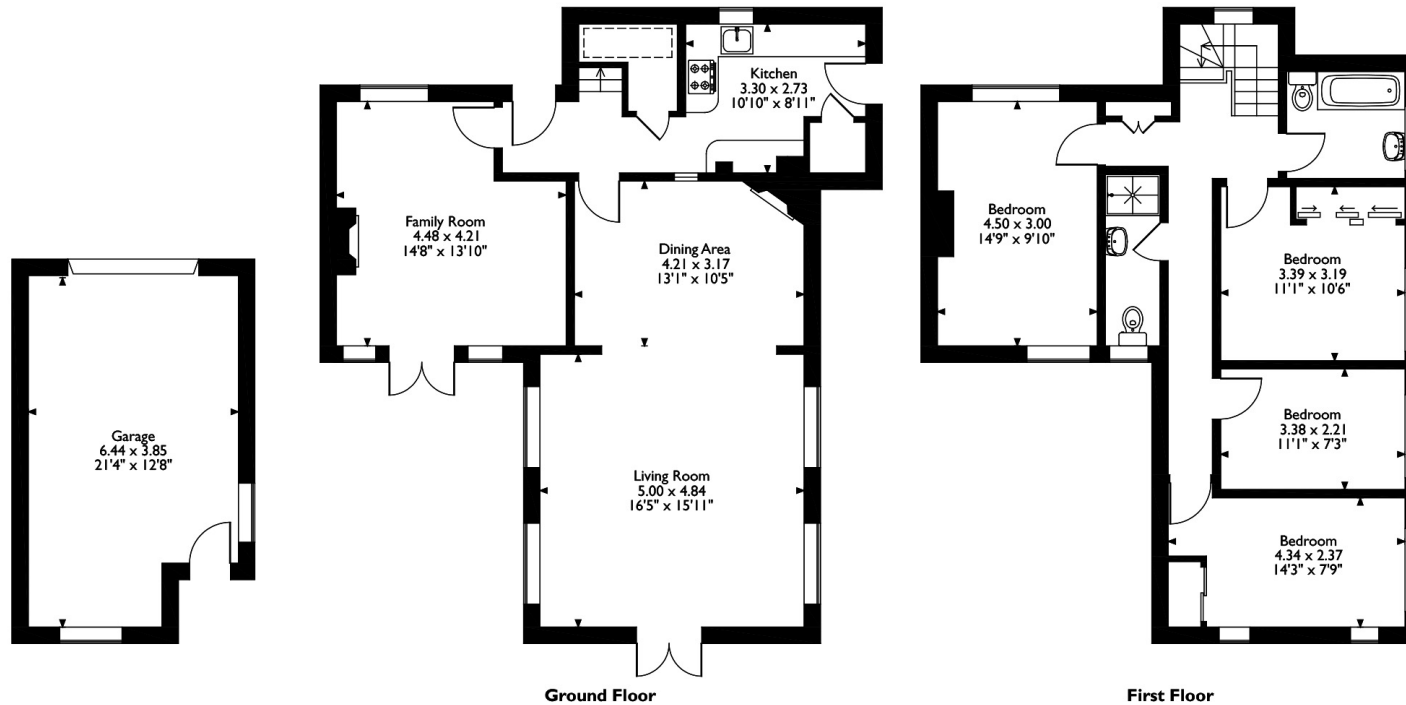
21' 4" x 12' 8" (6.50m x 3.86m) Single garage with storage and electricall operated garage door.

Car parking spaces

There is a hard standing for two vehicles, the access is via a private road to the rear of the property.



34 Great North Road, Welwyn, Hertfordshire
Approximate Gross Internal Area
Main House = 137 Sq M/1475 Sq Ft
Garage = 23 Sq M/248 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Viewing by appointment only

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