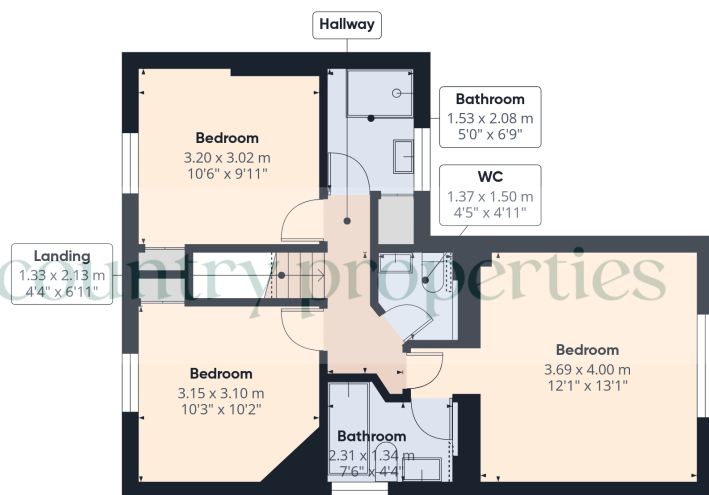


Ground Floor



Floor 1



Approximate total area⁽¹⁾
108.6 m²
1166 ft²

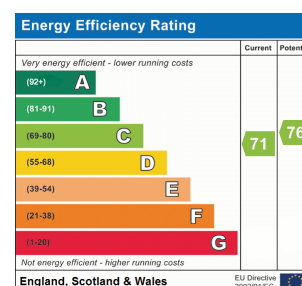
Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country
properties

A well-presented three bedroom semi-detached home, extended in 2005 and offering three double bedrooms, including a master with en-suite. The property benefits from off-road parking for 3-4 cars, a south-west facing rear garden, and a convenient location close to local amenities, outstanding primary schooling, and open fields ideal for walks. An excellent choice for families seeking space, parking and a desirable setting

- 3 BED SEMI DETACHED
- EXTENDED IN 2005
- OFF ROAD PARKING FOR 3 CARS POTENTIALLY 4 DEPENDENT ON SIZE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL PRIMARY AND NURSERY SCHOOLS (ST MARY'S RATED OUTSTANDING BY OFSTED)
- SOUTH WEST FACING GARDEN
- CLOSE TO OPEN FIELDS FOR LOVELY DOG WALKS
- 3 DOUBLE BEDROOMS & EN-SUITE TO MASTER

Ground Floor

Porch

Tiled flooring. Glass panelled door leading to entrance hall.

Entrance Hall

Carpeted. Doors leading to living room and office. Carpeted stairs leading to 1st floor.

Living Room

Carpeted. Electric feature fireplace. TV aerial port. Thermostatically controlled radiator. Glass panelled doors leading into dining room.

Kitchen / Diner

Large selection of wall and floor storage cupboards with lightwood frontage. A selection of integrated appliances including Beko dishwasher, Bosch oven, Neff four gas hob burner with extractor head over. Marble effect laminated worktop with breakfast bar. 1 1/2 stainless steel sink basin with chrome mixer tap. Double glazed uPVC windows overlooking the garden. Door leading to utility room. 2x thermostatically controlled radiators. Double glazed uPVC French doors leading to garden. Sunken ceiling downlighters. Tile flooring. TV aerial ports.

Utility Room

Wall mounted Ideal boiler. Worktop space with wall mounted storage cupboards. Door leading to office and door leading to downstairs WC. Frosted glass double glazed uPVC door leading to side. Space for under the counter washing machine and tumble dryer. Tiled flooring. Thermostatically controlled radiator.

Downstairs W/C

Continuation of tiled flooring. Two piece suite comprising of low level WC with dual flush and sink basin with hot and cold taps and storage cupboard underneath. Extractor fan.



Office

Carpeted. Thermostatically controlled radiator. Door leading to utility room Double glazed uPVC windows overlooking the front. Internet port and phone line. Under the stairs storage cupboard.

First Floor

Landing

Carpeted. Thermostatically controlled radiator. Doors leading to all rooms. Loft access.

Master Bedroom

Carpeted. Double glazed uPVC windows overlooking the garden. Thermostatically controlled radiator. Sunken ceiling downlighters. Door leading to en-suite bathroom.

En-Suite

Three piece bathroom suite comprising of low level WC with dual flush. Vanity sink basin with chrome mixer tap. P shaped panel bath with sliding glass shower screen. Built in shower. Sunkern ceiling downlighters. Shaver point. Radiator. Double glazed pattern glass uPVC windows overlooking the side. Tile flooring.

Bedroom 2

Carpeted. Thermostatically controlled radiator. Double glazed uPVC windows overlooking the front. Built in wardrobe.

Bedroom 3

Carpeted. Thermostatically controlled radiator. Double glazed uPVC windows overlooking the front. Built in wardrobe.

Shower Room

Modern shower room comprising of walk in shower with Triton power shower. Fully tiled. Vanity sink basin with chrome taps. Door leading to airing cupboard housing the water tank and two slatted shelves for storage. Wall mounted heated towel rail. Sunken ceiling down lighters.

W/C

Two piece suite comprising of low level WC and sink basin. Radiator. Extractor fan. Vinyl flooring.

Exterior

Front Garden

Block paved driveway for several cars leading up to front door. Gated side access to rear garden. Small lawn area.

Rear Garden

Paved patio area with paved steps leading to a shed. Paved step leading to a mainly laid to lawn area. A variety of trees shrubs and bushes border the property. Semi-circle paved area in corner of the garden for entertaining. Outdoor tap. Side access. Outdoor power.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 per person for AML checks.

