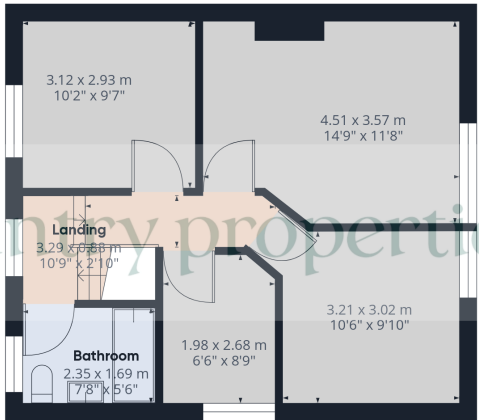


Ground Floor



Floor 1



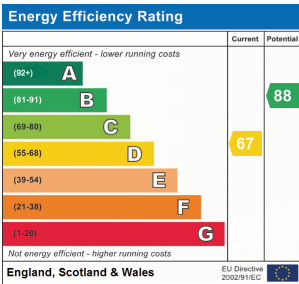
Approximate total area<sup>(1)</sup>  
93.17 m<sup>2</sup>  
1002.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

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.

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](mailto:welwyngc@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Just bring your suitcases... This chain free recently refurbished 4 bedroom end terraced home really is ready to move into. The property has been renovated from top to bottom by the current owner and benefits from 4 bedrooms, 2 bathrooms, 2 reception rooms, off road parking for several cars, and room to build a garage.

- 4 bedroom end terraced home
- 2 bathrooms
- open plan kitchen / living
- Seperate dining room
- Off road parking and room for a garage
- Recently fully refurbished

Ground Floor

Entrance Hall

UPVC double glazed door leading through into entrance hall with decorative ceramic floor tiles. Oak part glazed doors to living room, kitchen, dining room and shower room. Stairs to 1st floor. Sunken ceiling spots. Replacement UPVC double glazed door leading through to rear garden door to utility room.

Living Room

Wood affect laminate flooring. Sunken ceiling downlighters. Electric flame effect fireplace. Radiator. Sunken ceiling downlighters. Replacement UPVC double glazed window to front. Open plan to kitchen breakfast area.

Kitchen

A Navy blue refitted kitchen with brushed steel handles and stone worktop with integrated stainless steel AEG electric oven and further AEG induction hob above. Integrated Zanussi fridge freezer, Stainless steel 1 ½ bowl sunken sink unit. With mixer tap over, integrated AEG dishwasher. Various cupboards and pan draws. Glass splashback. Sunken ceiling downlighters. Replacement UPVC double glazed window to rear. Large worktop/ breakfast bar leading on to the living room.

Dining Room

A dual aspect room with replacement UPVC double glazed windows to front and side radiator, sunken ceiling downlighters.

Shower Room

Decorative ceramic floor tiling, wall hung wash hand basin with Chrome effect mixer tap over and vanity draws below, wall mounted electric, backlit LED vanity mirror. Wall hung heated towel rail, low level dual flush WC, walk in shower cubicle with thermostatically controlled riser shower with rainfall shower over, sunken ceiling downlighters. Ceramic wall tiling. Extractor Fan.



Utility

Small utility room with replacement UPVC double glazed window to rear sunken ceiling downlighter worktop with integrated washing machine below, decorative floor tiles.

First Floor

Landing

Replacement UPVC double glazed window to rear oak door leading through to bathroom steps leading up to continuation of landing with further oak doors to all bedrooms, loft access

Bedroom 1

Replacement UPVC double glazed window to front, radiator, sunken ceiling downlighters.

Bedroom 2

Replacement UPVC double glazed window to front radiator, sunken ceiling downlighters.

Bedroom 3

Replacement U PVC double glazed window to rear, radiator sunken ceiling downlighters.

Bedroom 4

Replacement PVC double glazed window to side, radiator sunken ceiling downlighters.

Barthroom

Refitted bathroom suite with replacement UPVC. Double glazed window to rear. Low level dual flush WC, wall hung wash hand basin with Chrome effect waterfall tap over and vanity drawers below, wall mounted heated towel rail. Square shower bath with glass shower screen and thermostatically controlled riser shower with rainfall shower above. Waterfall mixer tap over the bath. Sunken ceiling downlighters.

Outside

Front Garden

Block paved driveway providing off road parking for two good sized vehicles with potential to add further parking, there is a shared drive that leads between this property and the house next door which leads down to a further off road parking area.

Rear Garden

The rear garden has a flagstone patio but is mainly laid to lawn with timber fence and concrete posts around. The garden has previously housed a timber framed single garage however, this has been removed but could be reinstated without the need for planning as there has previously been one.

