



65, Carve Ley

Welwyn Garden City,
Hertfordshire, AL7 3HL
Guide Price £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

This stunning three-bedroom End of Terrace house in the heart of the highly sought-after town of Welwyn Garden City. This property comprises a Modern open plan kitchen/diner, off road parking for one car and large rear garden.

- End Of Terrace
- Off road Parking for 1 car
- Modern Kitchen / Diner
- 3 Bedrooms
- Freehold
- Utility Room
- Office / Playroom
- Potential (STPP) for extension

Ground Floor

Porch

Tiled flooring. Dual aspect double glazed UPVC windows overlooking the front garden. UPVC front door and door leading to entrance hall. Spotlights. Plenty of room for storing shoes and coats.

Hallway

Laminate flooring flows to all downstairs rooms. Doors leading to Living Room, Kitchen /Diner and Office. Stairs leading to first floor. Thermostatically controlled radiator.

Living Room

Thermostatically controlled radiator. Double glazed UPVC windows overlooking the front. Laminate flooring continues from the hallway Virgin media tv connection. Living room then flows through to the Kitchen / Diner

Open Plan Kitchen / Diner

The dining area comprises of a thermostatically controlled radiator. Bifold doors, grey in colour, that open to the garden, lovely on a summers days. The kitchen comprises of plenty of wall and floor storage cupboards with grey frontage and soft close feature. Double glazed UPVC windows overlooking the garden, again grey in colour. Extractor. Spotlights . Integrated John Lewis gas hob into work top. integrated John Lewis double oven. White work top and partially tiled around the wall also white in colour. 1 ½ sink basin with chrome mixer tap. Stylish sliding door that leads to the Utility room. Small larder unit which was under stairs storage.

Office

Laminate flooring flowing from the hallway. Phone line. large double glazed UPVC window overlooking the front. Thermostatically controlled radiator. Tv Aerial port.

Utility Room

Laminate flooring continues. Space for under the counter washing machine and dishwasher. Space for free standing Fridge/freezer. Single sink basin with chrome mixer tap. Patio door leading to garden and double glazed UPVC window overlooking the side. Wall mounted Valliant combi boiler. Spotlights.



First Floor

Landing

Very spacious landing space for a storage unit. Doors leading to Master bedroom, second bedroom, third bedroom, bathroom and separate W/C. Loft access. Double glazed UPVC window overlooking the garden. Small storage cupboard. Carpeted

Master Bedroom

Dual aspect double glazed UPVC windows overlooking the front. Thermostatically controlled radiator. Two built in wardrobes. Carpeted.

Second Bedroom

Carpeted. Thermostatically controlled radiator. Double glazed UPVC window overlooking the front. Built in wardrobe.

Third Bedroom

Carpeted. Built in wardrobe. Double glazed UPVC window overlooking the garden. Thermostatically controlled radiator.

W/C

Tiled flooring. Low level WC with dual flush. Obscure double glazed UPVC window overlooking the garden.

Bathroom

Low level bath with grey panel with chrome taps, shower overhead with rainfall feature. Spotlights. Sink basin chrome mixer tap with drawer storage underneath with soft close feature. Obscure double glazed UPVC window overlooking the garden. Heated towel rail. Extractor fan

Exterior

Front Garden

Metal fence runs along side on pillar with hedge on the other side.. Alleyway gives side access to rear garden. Storage for bins. Courtyard garden surrounds the front of the house.

Rear Garden

Looking from the dining room and through the bifold doors we have patio area, great for entertaining. Lawn area in the middle. Trees and shrubs to the left and at the back we have a shed. Leaving through the Utility room you are greeted by a small path that leads to the back of the garden as you pass more trees and shrubs on your right. The back consists of a mini allotment. Outdoor taps and gate leads you to the alleyway. Potential to extend on the back of this property subject to planning

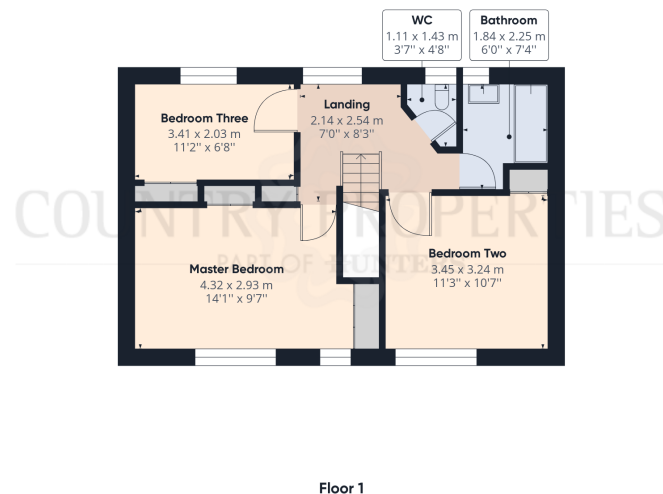
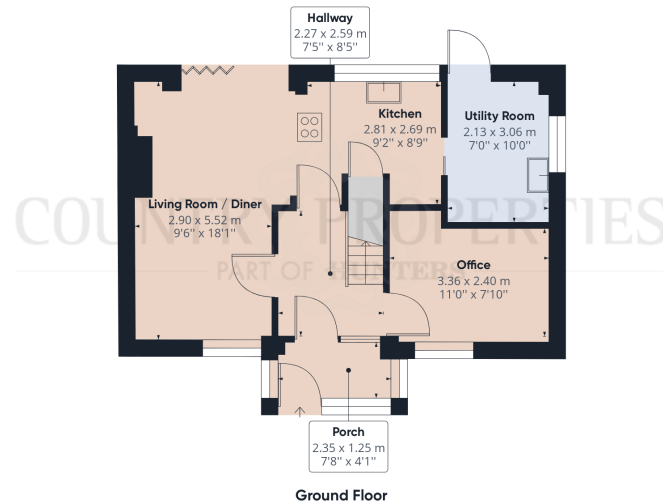
Parking

Property benefits with one off street parking space, with plenty of communal parking also available for visitors.

Agents Notes

Freehold
EPC Rating: D
Council Tax: Band C £1796.
UPRN: 100080973190
Flood Risk: Very Low



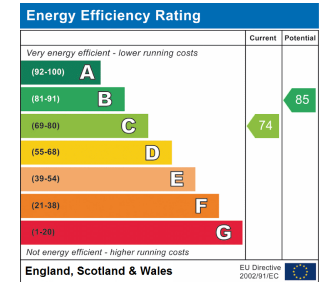


Approximate total area⁽¹⁾
95.27 m²
1025.48 ft²

(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.

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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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