



# 95, Ingles

Welwyn Garden City,  
Hertfordshire, AL8 7HF  
Guide Price £425,000

country  
properties



IDEAL FOR A YOUNG FAMILY... This 3 bedroom end terraced home offers a great place to bring up a young family with ground floor extension and conservatory plus a down stairs cloakroom provides good sized living space all located within a few hundred yards of sought after local primary and secondary schools.

- 3 Bedrooms
- Ground floor extension providing extended kitchen
- Seperate dining room
- Cloakroom
- Conservatory
- Close to sought after schools

## Ground Floor

### Entrance Hall

UPVC double glazed door leading through to entrance hall with stairs to First floor, radiator laminate flooring, multi pane glazed door leading through to living room.

### Living Room

Engineered oak floor, radiator, replacement Georgian style double glazed window to front, feature fireplace with gas flame effect fire within and marble hearth, ceiling coving, Television and telephone points, archway through to dining room.

### Dinning Room

Continuation of the engineered oak flooring. Ceiling coving. radiator. Sliding patio doors to Conservatory, open plan to kitchen, two wall light points.

### Kitchen

Refitted kitchen with a laminated roll edge worktop, wood affect cupboards above and below with brushed steel bar style handles. Integrated stainless steel oven with stainless steel 4 burner gas hob above and extractor over, space and plumbing for automatic washing machine, dishwasher and tumble dryer. Space for under worktop fridge and freezer. Ceramic floor tiling, stainless steel single bowl sink unit with mixer tap over, sunken ceiling downlighters and under cupboard worktop lighting, ceramic wall tiling, replacement upvc double glazed window to rear, radiator, door to Cloakroom.





### Cloakroom

Replacement uPVC double glazed window to side. Ceramic floor tiling, low level dual flush WC, pedestal wash hand basin. Extractor fan, Sunken ceiling downlighters.

### Conservatory

Ceramic floor tiling. UPVC, double glazed conservatory with three quarter height wall to one side and dwarf walls to remaining sides, polycarbonate roof with roof opening, various window openings. French doors to side. Various PowerPoints. wall light points.

### First Floor

#### Landing

Replacement double glazed window to side. Loft access. Doors to bedrooms and bathroom.

#### Bedroom 1

Replacement double glazed window to rear radiator. Built in. Cupboard with shelf and hanging space within.

#### Bedroom 2

Replacement double glazed window to front. Radiator.

### Bedroom 3

Replacement double glazed window to side. Radiator. Over stair recess with built in cupboard.

### Bathroom

A white suite comprising if a panelled bath with mixer tap and shower attachment with a further Triton electric shower above, pedestal wash hand basin, dual flush WC, replacement double glazed window to side, ceramic floor and wall tiling, radiator.

### Outside

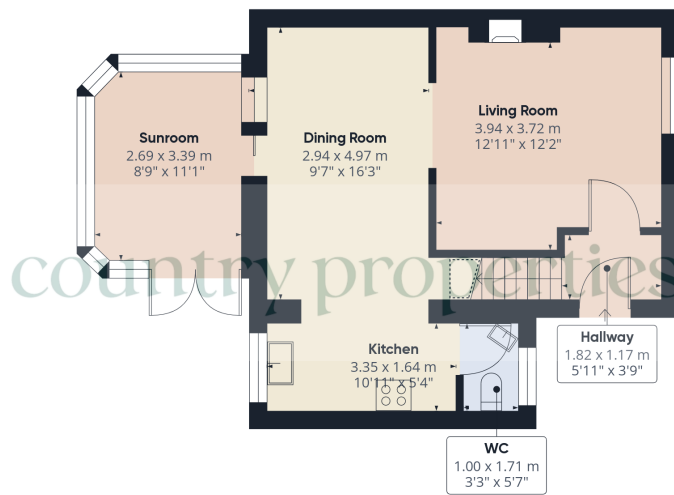
#### Front Garden

The front garden is mainly laid to lawn with a hedge surround, various flowers and shrubs to borders. Pathway to front of the property and access to the front door.

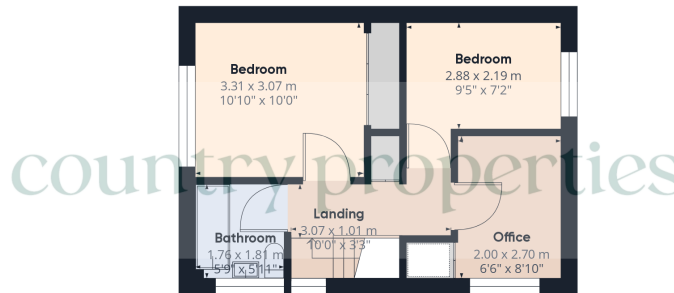
#### Rear Garden

The rear garden is mainly laid to lawn with various flowers and shrubs to borders, brick wall surround with gated access out to side. two timber sheds. two patio areas, one to the rear of the garden providing a secluded seating area and a second to the side of the conservatory, outside security lighting.





Ground Floor



Floor 1



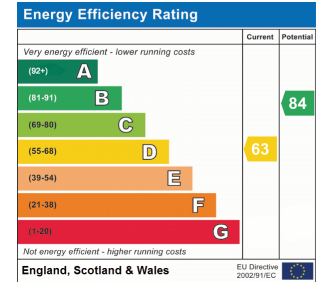
Approximate total area<sup>®</sup>

82.59 m<sup>2</sup>  
888.99 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.

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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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