



# 1, Tomlinson Court

Welwyn,  
Hertfordshire, AL6 9GD  
£2,000 pcm

**COUNTRY PROPERTIES**  
PART OF HUNTERS

DREAM DREAM DREAM.....Situating on the Wilshire Park development this three bedroom house has everything to offer including En Suite to master bedroom, integrated kitchen appliances, parking and overlooking a small copse. Call now to book your appointment.

- End of a small terrace
- Three Bedrooms
- Modern Features
- En suite and Bathroom
- Gas Heating & Double Glazed
- Private residential setting
- Enclosed rear garden
- Downstairs cloakroom
- Allocated & visitor parking available

### Hallway

Via part double glazed door with matching sidelight double glazed window. Additional side aspect double glazed window, fitted radiator, carpeted, stairs to first floor landing with cupboard below and Condenser Dryer . Doors leading off to

### Downstairs Cloakroom

Half tiled walls to splashback areas, wash hand basin, low flush WC, extractor fan, tiled flooring.

### Lounge

Rear aspect double glazed windows with matching French doors to garden, fitted radiators, carpeted, Sofa, TV unit and dining table and four chairs.

### Kitchen

Front aspect double glazed window, range of matching wall and base units with worktops over, integrated appliances including Dishwasher, Washing Machine, double oven and 4 ring hob, fridge/freezer, fitted radiator, Kitchen table and 2 chairs.

### First Floor Landing

Side aspect double glazed window, Carpeted, fitted radiator, smoke alarm, loft access, Airing cupboard, doors off to:

### Bedroom One

Front aspect double glazed window overlooking copse, fitted radiator, built in wardrobes, carpeted, door to:

### En-Suite

Tiled shower cubicle with rainfall shower head, low flush WC, wash hand basin, heated towel rail, Complementary tiling to splashbacks, tiled flooring.

### Bedroom Two

Rear aspect double glazed window, fitted radiator.

### Bedroom Three

Rear aspect double glazed window, fitted radiator.



## Bathroom

Three piece bathroom suite comprising panel enclosed bath, wash hand basin, low flush WC, heated towel rail, complementary tiling to splashbacks.

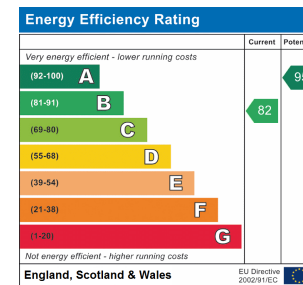
## Exterior

To the rear off the property is a fully enclosed rear garden mainly laid to lawn with patio area and perimeter fencing.

Allocated and visiting parking to side.







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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