



49, Gresley Close

Welwyn Garden City,
Hertfordshire, AL8 7QA
Guide Price £650,000

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properties

Spacious four-bedroom detached family home located in a sought-after Westside location, close to the town center and train station. The property offers versatile living with a converted garage that can be used as a fifth bedroom, office or playroom. The master bedroom benefits from an en-suite shower room, while the ground floor features a dining room, utility room and downstairs W/C. Externally, there is off-road parking for two cars, making this an ideal home for families seeking convenience and flexible living space.

- 4 BED DETACHED HOUSE
- CLOSE TO TOWN CENTER AND TRAIN STATION
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- DINING ROOM
- SOUGHT AFTER WESTSIDE LOCATION
- UTILITY ROOM AND DOWNSTAIRS W/C
- OFF ROAD PARKING FOR 2 CARS
- CONVERTED GARAGE COULD BE USED AS 5TH BEDROOM, OFFICE SPACE OF PLAY ROOM

Ground Floor

Entrance Hall

Laminated flooring. Doors leading to living room and office room. Carpeted stairs leading to first floor.

Living Room

Carpeted. Gas feature fireplace. Georgian style double glazed uPVC window overlooking the front. Thermostatically controlled radiator. Folding doors leading to dining room. Phone line and TV aerial ports.

Dining Room

Laminated flooring. Double glazed French doors leading to garden. Door leading into kitchen. Thermostatically controlled radiator.

Kitchen

Continuation of laminated flooring. Selection of wall and floor storage cupboards with cream frontage. Marble effect worktop with stainless steel sink basin with chrome mixer tap. Integrated appliances including Beko oven with four hob burner and extractor hood over. Georgian style double glazed uPVC windows overlooking the garden. Space for freestanding American fridge freezer. Door leading into utility room. Door leading to storage cupboard.

Utility Room

Continuation of laminated flooring. Frosted glass uPVC door leading to garden. Stainless steel sink basin with chrome mixer tap. Double glazed uPVC window overlooking the side. Marble effect work top. Space for under the counter washing machine and dishwasher. Wall mounted boiler. Door leading to downstairs WC.

Downstairs W/C

Two piece bathroom suite comprising of a low level WC with dual flush. Sink basin with chrome mixer tap. Thermostatically controlled radiator. Frosted glass double glazed uPVC windows overlooking the side. Continuation of laminated flooring.



Office Room

Carpeted. Double glazed uPVC windows overlooking the side. Thermostatically controlled radiator.

First Floor

Landing

Carpeted. Doors leading to all rooms. Loft access. Door leading to airing cupboard.

Master Bedroom

Carpeted. Double glazed uPVC windows overlooking the front. Thermostatically controlled radiator. Built in wardrobe with sliding mirror doors. Door leading to en-suite.

En-Suite Shower Room

Three piece bathroom suite comprising of a low level WC with dual flush, sink basin with chrome mixer tap. Walk in thermostatically controlled shower. Frosted glass double glazed uPVC windows overlooking the side. Shaver point. Wall mounted heated towel rail. Extractor fan. Tiled flooring.

Bedroom 2

Continuation of carpeted flooring. Georgian style double glazed uPVC windows overlooking the garden. Built in wardrobes. Thermostatically controlled radiator.

Bedroom 3

Continuation of carpeted flooring. Georgian style double glazed uPVC windows overlooking the front. Thermostatically controlled radiator.

Bedroom 4

Continuation of carpeted flooring. Georgian style double glazed uPVC window overlooking the garden. Thermostatically controlled radiator. Built in wardrobe.

Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, vanity sink basin with chrome mixer taps. Low level panel bath with chrome mixer taps and waterfall shower. Marble effect wall panelling. Frosted glass Georgian style double glazed uPVC windows overlooking the garden. Wall mounted heated towel rail. Laminated flooring.

Exterior

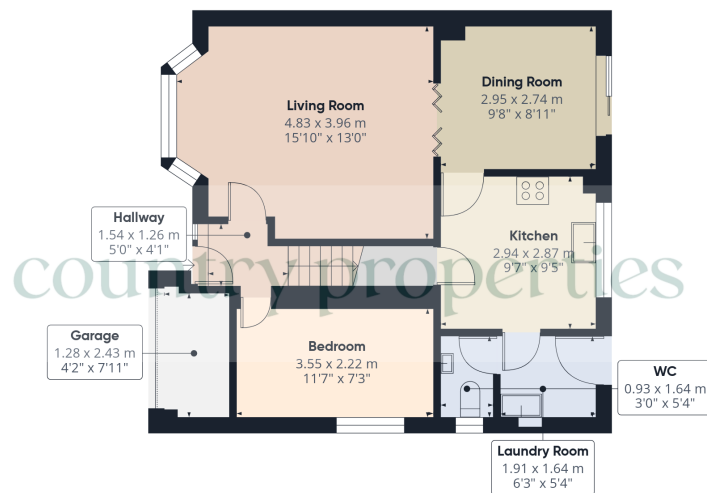
Front Garden

Paved path leading to side access. Driveway for 2 cars. Lawn area with bushes bordering.

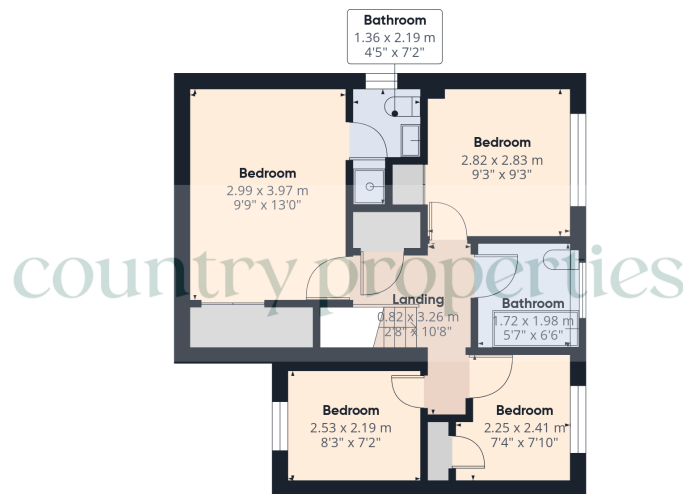
Rear Garden

Patio area was small dwarf wall leading to mainly laid to lawn garden. Gated side access. Gated storage the other side. Small decking area. Hedge border to one side, fence boarder the other. Backs onto train lines. Outdoor tap.





Ground Floor



Floor 1

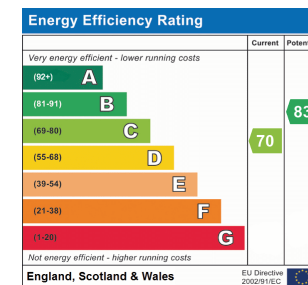
Approximate total area⁽¹⁾

100.1 m²
1078 ft²

(1) Excluding balconies and terraces

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