



69, Ingles

Welwyn Garden City,
Hertfordshire, AL8 7HF
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

ALL ABOUT LOCATION!! This 3 Bedroom terraced house is a great place to start for young families, comprising of beautiful feature bay window, utility room and large rear garden. This property is close to local schools and shops it is not to be missed.

Best Side Location.

- Refitted kitchen and bathroom.
- UPVc double glazing.
- Terraced
- 3 Bedroom
- Close to local schools & shops
- Large Rear Garden - South West Facing
- Utility Room

Ground Floor

Entrance Hall

Replacement double glazed UPVC door leading into the Entrance Hall. Radiator. Stairs to first floor. Doorway to Living Room.

Living Room

16' 11" into bay x 12' 8" (5.16m x 3.86m)
Replacement double glazed UPVC bay window to front. Radiator. Gas flame effect fire inset within a marble hearth and pine decorative surround. Concertina part glazed and etched doors leading through to the Kitchen.

Refitted Kitchen

10' x 8' 4" (3.05m x 2.54m) Replacement double glazed Georgian style window to the rear. Oak fronted units (some are glazed). Roll edge work top with cupboards above and below. Ceramic 1 1/2 bowl sink unit with mixer taps. Ceramic wall tiling. Space and plumbing for a washing machine and a gas or electric cooker.

Utility Area

9' 10" plus under stair recess x 5' 4" (3.00m x 1.63m) Replacement double glazed UPVC Georgian style door to rear. Wall mounted Gloworm gas boiler. Roll edge work top with space above and plumbing below for washing machine and tumble dryer.



First Floor

Landing

Carpeted loft access, doors leading to master bedroom, second bedroom, third bedroom and family bathroom, one storage cupboard with immersion tank and another storage cupboard at the top of the stairs.

Master Bedroom

11' 10" x 10' 1" plus wardrobes (3.61m x 3.07m) Replacement double glazed UPVC Georgian style window to rear. Range of built in wardrobes with sliding doors and shelf and hanging space within. Further built in wardrobes with sliding mirrored doors with shelf and hanging space within. Ceiling fan down lighter. Radiator.

Bedroom Two

10' 7" x 6' 6" (3.23m x 1.98m) Replacement double glazed UPVC Georgian style window to front. Over stair storage cupboard. Radiator.

Bedroom Three

9' 5" x 5' 7" (2.87m x 1.70m) Replacement double glazed UPVC Georgian style window to front. Radiator.

Refitted Bathroom

comprising of a white suite with panelled bath and Aqualisa aquastream shower over. Low level WC. Pedestal wash hand basin. Full ceramic wall tiling. Chrome effect wall mounted heated towel rail.

Outside

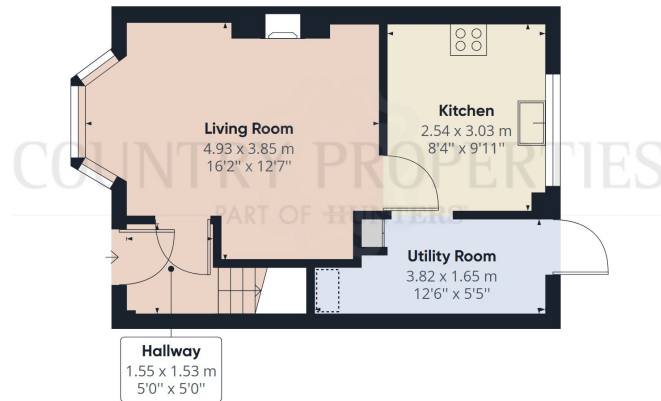
Front Garden

Path leading to front door, side alley with side access, pebbled front for low maintenance.

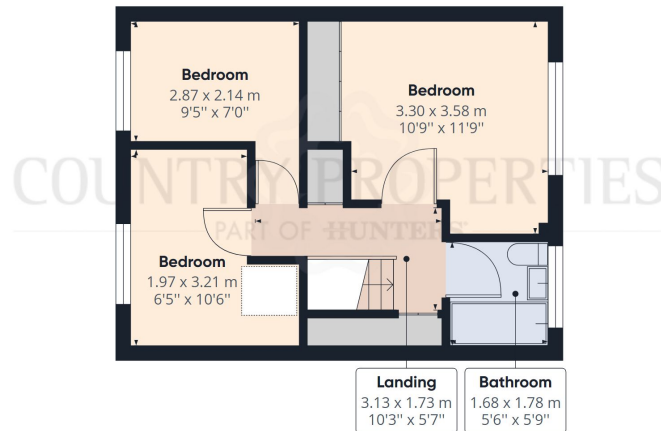
Rear Garden

Gate leading to side alley, block paving area for entertaining mainly laid to lawn and sensor of garden, path leading down the left hand side to final section of the garden, on right hand side shrub area in plant area, mini storage shed on paving area, wooden sheds storage, little decked area great for table and chairs In this lovely SW facing garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

67.50 m²
726.59 ft²

Reduced headroom

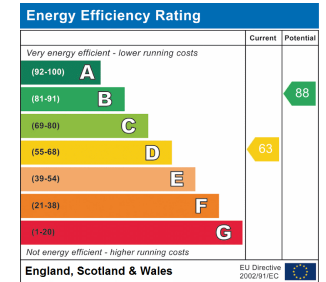
0.32 m²
3.47 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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