



2, Sweet Briar

Welwyn Garden City,
Hertfordshire, AL7 3DX
Guide Price £575,000

COUNTRY PROPERTIES
PART OF HUNTERS

We are pleased to welcome to the market this superb three bedroom semi detached family home which has been maintained to a high standard and benefits from a large Kitchen/Diner, manicured rear gardens and off street parking. We highly recommend an internal inspection at your earliest convenience.

- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Double glazing (as stated)
- Fitted Kitchen
- Manicured front garden & rear garden with gated access
- off road parking space.
- Fitted Bathroom - Shower Over Bath

Entrance Hall

Via part double glazed door with matching sidelight window, Solid Oak flooring, fitted radiator, stairs to first floor landing, door off to:

Lounge

Patio doors leading to rear garden, Solid Oak flooring, fireplace with log burner, TV point, door leading to:

Kitchen/Diner

Dual aspect double glazed windows with matching door leading to rear garden. Range of matching wall and base units with worksurfaces over incorporating Butler sink with mixer taps. Space for appliances, integrated dishwasher and washing machine, stone tiled floor, fitted radiator, cupboard housing gas boiler serving central heating, additional storage cupboard.

First Floor Landing

Via stairs from ground floor, loft access, front aspect double glazed window, airing cupboard, doors leading off to:



Bedroom One

Dual aspect double glazed windows, fitted radiator.

Bedroom Two

Rear aspect double glazed window, fitted radiator.

Bedroom Three

Front aspect double glazed window, coved cornice to textured ceiling.

Bathroom

Side aspect double glazed obscure window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over, wash hand basin with vanity unit below, low level WC, wood effect porcelain floor tiles, heated towel rail, complementary tiling to splashback areas.

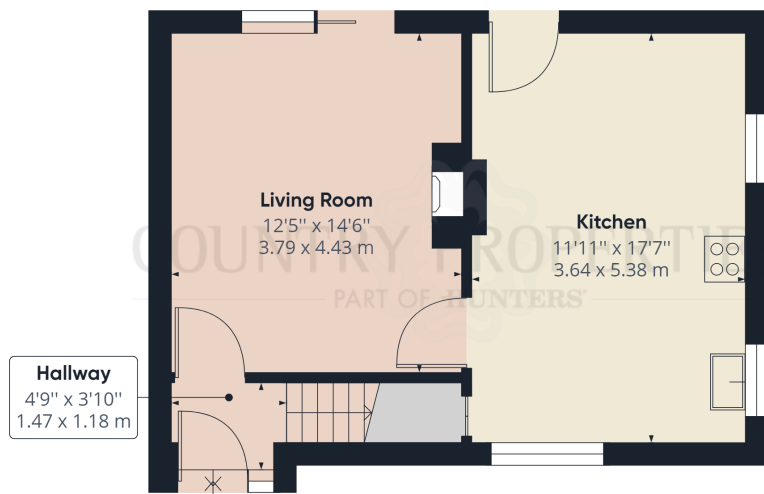
Rear Garden

Decking area with pergola over, lawned area with borders and perimeter fencing. Mature shrubs and plants to borders, fruit trees, wood cabin, gated side access.

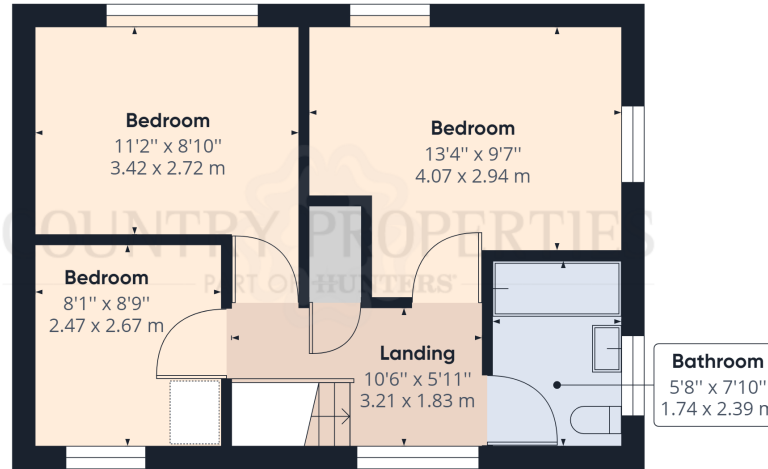
Front Garden

Lawned area with attractive block paved pathway, mature shrubs and plants to borders, driveway for one vehicle.

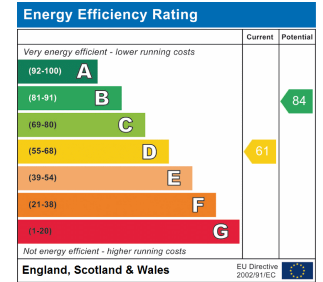




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

859.77 ft²

79.88 m²

(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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