



16, Kirklands

Welwyn Garden City,
Hertfordshire, AL8 7RD
Guide Price £435,000

country
properties

JUST MOVE IN!! A traditional Welwyn Garden City family home that has been extended with open plan conservatory and spacious kitchen, overlooking a large green and open countryside. With a short walk to local amenities you couldn't ask for a better place to start.

- 3 BEDROOM TERRACED HOME
- LARGE WOOD CABIN IN GARDEN WITH ELECTRICITY
- CLOSE TO LOCAL AMENITIES AND TRAIN LINE
- OPEN PLAN KITCHEN & CONSERVATORY
- WEST FACING 50FT GARDEN
- LIVING ROOM WITH BAY WINDOW
- FREEHOLD
- CLOSE TO LOCAL SCHOOLS
- PLAYING GREEN LEADING TO OPEN FILEDS

Ground Floor

Hallway

Wood effect laminate flooring. Carpeted stairs leading to first floor. Phone line. Thermostat control. Glass wooden door leading to living room.

Living Room

Continuation of wood effect laminate flooring. Double glazed UPVC Georgian style bay window overlooking the front. Opening leading to kitchen. Two radiators. TV point .Feature fireplace which could be turned back to either electric or gas fire.

Kitchen

Tile flooring. Double glazed UPVC door leading to rear garden. Selection of wall and floor storage cupboards with cream fronts. Space for freestanding fridge/freezer, under the counter washing machine and dishwasher. Integrated Hotpoint cooker with four hob gas burner and extractor hood over. Opening leading to conservatory. Cupboard housing Worcester combi boiler. 1 1/2 sink basin with chrome mixer tap and spray attachment.

Conservatory

Brick base conservatory with double glazed UPVC windows. Patio doors leading to rear garden. Continuation of tiled flooring from kitchen. Radiator.



First Floor

Landing

Carpeted. Radiator. Loft access. Doors leading to master bedroom, bedroom two, bedroom three and family bathroom. Door leading to storage and door leading to airing cupboard.

Bathroom

Three piece bathroom suite comprising of low level panel bath with chrome mixer taps. Thermostatically controlled shower with rainfall feature above. Sink basin with chrome mixer tap and low level WC with dual flush. Concertina glass shower screen. Obscure double glazed UPVC windows overlooking the garden. Heated towel rail.

Master Bedroom

Laminated flooring. Thermostatically controlled radiator. Georgian style double glazed UPVC windows overlooking the garden.

Bedroom Two

Thermostatically controlled radiator. Georgian style double glazed UPVC windows overlooking the garden. Built in storage cupboards over the stairs.

Bedroom Three

Carpeted. Georgian style double glazed UPVC windows overlooking the front. Radiator.

Outside

Front Garden

Pathway leading to front door. Small raised decking area. Small wooden fence separating next door. Hedge border. Large playing area out the front leading to open fields.

Rear Garden

Paved area leading from the conservatory and kitchen. Dwarf wall leading to a raised garden which is mainly laid to lawn. Large shed with electricity which could be turned into an outdoor office. Small shed for further storage. Side access. Outdoor lighting. Outdoor tap.

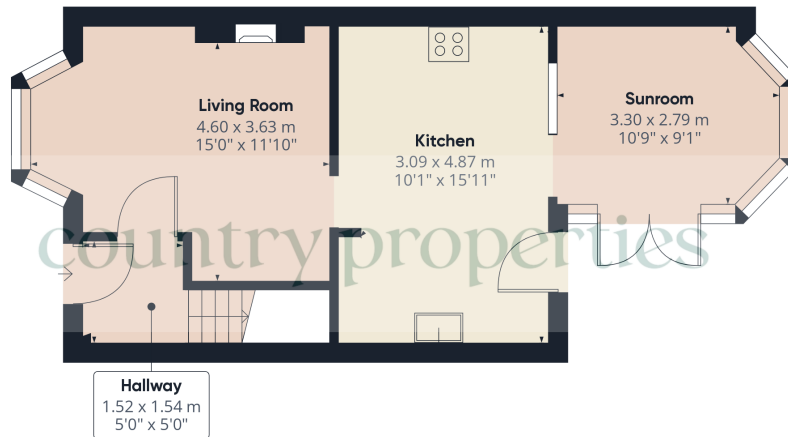
Agents Notes

Tenure: Freehold

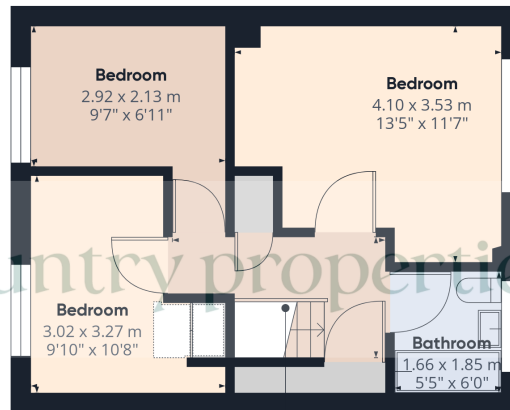
Council Tax Band: D

EPC Rating: D (New one being done as work has been done to the property)





Ground Floor



Landing
3.20 x 1.76 m
10'6" x 5'9"

Floor 1

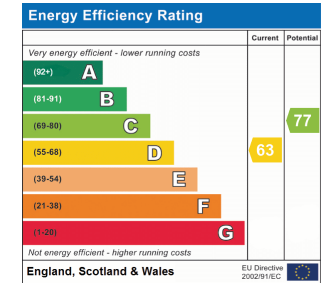


Approximate total area⁽¹⁾
79.28 m²
853.32 ft²

(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

Viewing by appointment only

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