Guessens Road

Welwyn Garden City,
Hertfordshire, AL8 6QW
Fixed Price £2,500 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

THE BEST OF EVERYTHING...

This delightful 3 bedroom semi-detached home with garage and parking has the early Garden City charm in a location within yards of all the town has to offer and benefits from a recent full refurbishment to a very high standard, it truly is rare to find the combination of location, charm, and quality all in one package.

- Town Centre Location: John Lewis 0.1 Miles Train Station: 0.3 Miles
- Semi-Detached House
- Three Bedrooms
- Two Bathrooms (En-suite to Master Bedroom)
- Kitchen and Separate Utility Room
- Garage with Off Road Parking
- Fully Refurbished Throughout
- Internet Connectivity Throughout
- Available Unfurnished Now!!!

GROUND FLOOR

Entrance Hall

Original half glazed door leading to the entrance hall. Wood effect flooring. Stairs to first floor. Multi-pane glazed doors leading through to the living room and kitchen/dining area. Door to cloakroom.

Cloakroom

Comprising of a low level dual flush WC. Wall hung wash hand basin with vanity unit below and chrome mixer tap over. Tile effect flooring. Ceramic wall tiling to dado height. Radiator with thermostatic control. Double glazed Georgian style window to the front aspect with obscure glass.

Kitchen/Dining Area

A fully fitted kitchen with a range of matching wall and floor cupboards with roll edge work top over, inset with a stainless steel one and a half bowl sink unit with mixer tap over. Brushed steel power points; some with USB ports. Integrated Neff gas four burner hob with stainless steel chimney style extractor over and Neff electric oven below. Integrated Bosch dishwasher. Wood effect flooring. Ceramic wall tiling. Two full height panel style radiators. Sunken ceiling down lighters. Doorway to the utility room. Multi-pane French doors leading to the living room. Double glazed Georgian style window to the side aspect. Large dining area with double glazed bay window overlooking garden to the rear. Concertina door to extensive under stairs storage cupboard. Continuation of the wood effect flooring. Sunken ceiling down lighters and pendant light.

Utility Room

Continuation of the wood effect flooring. Fitted cupboards to match adjoining kitchen. Roll edge work top, inset with a stainless steel single bowl sink unit and mixer tap over. Freestanding Bosch washing machine. Tall fridge/freezer. Sunken ceiling down lighters. Double glazed Georgian style window to the front aspect. Timber framed multi-pane glazed window to the rear aspect. Door to rear garden and patio.

Living Room

A dual aspect room with double glazed Georgian style window to the front aspect and double glazed French doors to the rear aspect. Continuation of the wood effect flooring. Two full height panel style radiators. Glass fronted gas real flame fire.

FIRST FLOOR

Landing

Access to the fully boarded and insulated loft via drop down hatch. Airing cupboard with radiator and central heating controls. Doors to all rooms.

Master Bedroom

Double glazed Georgian style double glazed window to the front aspect. TV, telephone, internet and power points; some with USB ports. Radiator. Ceiling coving. Door to en-suite.

En-suite

Comprising of a large walk-in shower cubicle with extensive glass screen, rainfall shower and body spray. Low level dual flush WC. Wall hung wash hand basin with mixer tap over. No touch mirrored illuminated bathroom cabinet with shaver point. Tiled effect vinyl flooring. Fully tiled walls. Extractor fan. Sunken ceiling down lighters. Double glazed Georgian style window to the rear aspect.

Bedroom Two

Double glazed Georgian style window to the front aspect. TV, telephone, internet and power points; some with USB ports. Radiator. Recess for freestanding wardrobe. Door to built-in storage cupboard with shelves and hanging space. Ceiling coving.

Bedroom Three

A dual aspect room with double glazed Georgian style windows to the rear and side aspect. Power points; one with a USB port. Radiator. Ceiling coving.

Family Bathroom

Comprising of large panel bath with mixer tap and telephone style shower attachment. Low level dual flush WC. Wall mounted wash hand basin with mixer taps over. No touch mirrored illuminated bathroom cabinet with shaver point.Tile effect vinyl flooring. Ceramic wall tiling. Wall hung chrome effect heated towel rail. Sunken ceiling down lighters. Extractor fan. Double glazed Georgian style window with obscure glass to the side aspect.

EXTERIOR

Front Garden

The front garden is mainly laid to lawn with an extensive driveway providing off road parking for 2/3 vehicles. Pathway leading to the front door with a variety of mature shrubs, plants, mature rose bed and trees.

Rear Garden

The rear garden has an extensive patio area providing space for outside dining and entertaining. Gated side access to the front of the property. Outside power points. PIR exterior lighting. Mainly laid to lawn with a variety of mature shrubs, plants, mature rose bed and trees. Fence surround. Greenhouse. Well established rose bushes and trees. Access to the garage.

Garage

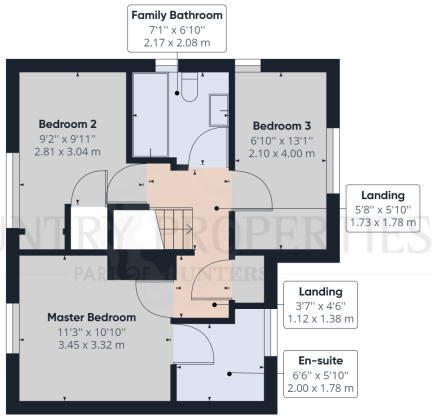
A single garage with metal up and over door with light and power within. Double glazed window to the rear aspect. Electric roller door Replacement UPVC double glazed door to the side aspect. Garage has its own separate fuse box.

Agents Notes

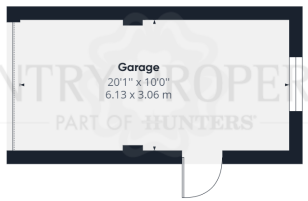
Council Tax: Band F £2,762.72
To comfortably afford a monthly rent of £2,500, your annual salary/combined annual salary should be £75,000 PA.
Your Guarantors annual salary should be £90,000 PA.

Agency reference fees £0.00 for First Applicant and a further £0.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £0.00 may be charged if a Guarantor is required. A deposit of 5 week's rent is due on the move in date along with the first months rent. A check out fee of £0.00 (inc VAT) will be deducted from the deposit at the End of Tenancy.

Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

COUNTRY PROPERTIES
PART OF HUNTERS

Approximate total area(1)

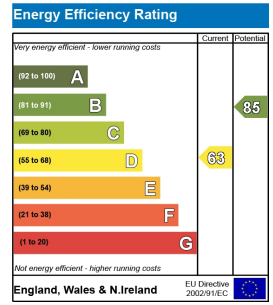
1392.27 ft²

129.35 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.

GIRAFFE360



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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | **E:** welwyngc@country-properties.co.uk

www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS