



11, Cornmead

Welwyn Garden City,  
Hertfordshire, AL8 7QR  
£450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



# A STROLL IN THE PARK BEFORE BREAKFAST!!!

Spacious terraced home with conservatory, on the very edge of Digswell Park.

- Desirable location on the North Western edge of the town.
- Close to Monks Walk and Templewood Schools.
- Fitted Kitchen/Breakfast Room.
- Living Room with Open Fire.
- 3 Bedrooms.
- Fully tiled bathroom.
- 85/90ft rear garden.
- Conservatory.

## Ground Floor

### Entrance Hall

Replacement composite double glazed door leading to the entrance hall, with stairs to the first floor. Laminate flooring in a wood grain design. Telephone point. Radiator. Porthole window overlooking the front with distant views. Cloaks cupboard. Door to the living room.

### Kitchen/Breakfast Room

Fitted Kitchen with an extensive range of matching solid wood painted wall and floor cupboards with glazed display cupboards and roll top laminate work surfaces. Built in ceramic hob with stainless steel oven below and matching stainless steel cooker hood above. Some ceramic wall tiling. Single drainer stainless steel one and a half bowl sink unit with mixer taps. Plumbing for washing machine and dishwasher. Radiator. Built in cupboards. Shelved larder cupboard. Replacement double glazed window and door leading out to the rear garden. ceramic floor tiles.

### Living Room

A spacious appealing room with large double glazed windows overlooking the front with distant wooded views. wood effect laminate floor. Feature open fire place with gas point and tiled hearth. Radiator. Ceiling coving. Double glazed patio doors leading through to the conservatory and door to the kitchen/breakfast room.

### Conservatory

Timber framed double glazed construction with a pitched dual wall polycarb roof. Doors and windows to the garden. Light and power points.



## First Floor

### Landing

access to loft storage space. Airing cupboard housing the wall mounted gas boiler. Doors to rooms.

### Master Bedroom

A bright room with replacement double glazed window overlooking the front with distant wooded views. Over stairs storage cupboard. Radiator.

### Bedroom Two

Replacement double glazed window overlooking the front with distant wooded views. Radiator recess which provides space for a wardrobe.

### Bedroom Three

Double glazed window overlooking the rear. Radiator.

### Separate W.C.

white low level WC. Radiator. Ceramic tiled flooring. Replacement double glazed window.

### Fully Tiled Bathroom

white suite comprising of a panel bath with separate hot and cold taps over, further electric shower over, wash hand basin with cupboard below. Radiator. Replacement double glazed window. Ceramic tiled flooring.

## Outside

### Front Garden

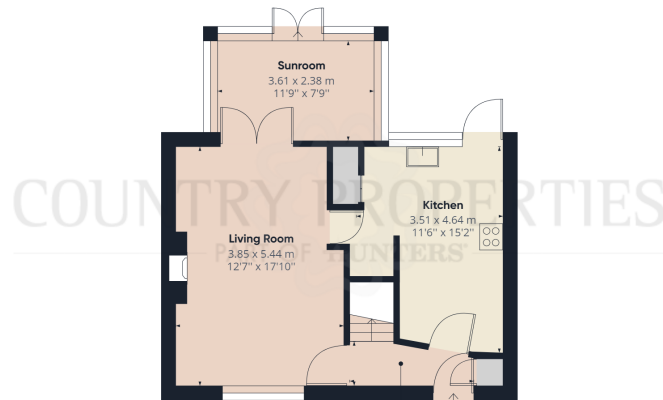
The property is set in a commanding elevated position on the very Northern outskirts of the Garden City with panoramic wooded country views from many rooms.

To the front you have a lawned garden with hedging and flower beds.

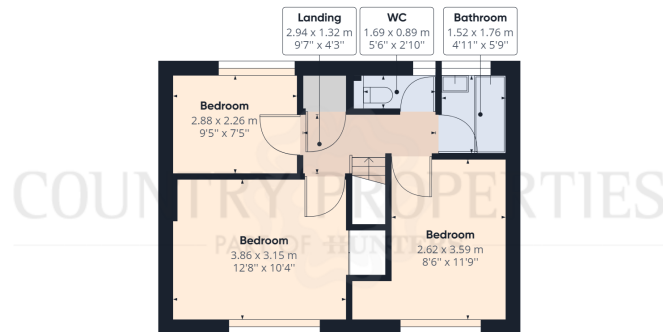
### Rear Garden

A very secluded rear garden approximately 85-90ft in depth. Mainly lawned with a combination of conifers and fencing to the boundaries. Flower beds. Small paved area adjoining the house and conservatory. Outside water point. Lighting. Note on the rear boundary there is a gate giving you direct access to Digswell Park, ideal for pet owners and a wonderful playground for energetic children!! Agent note: these details have yet to be verified by the vendor and may be subject to amendment. Tenure: Leasehold - to be confirm. BUYING THE FREEHOLD – LEASEHOLD REFORM ACT 1967: In instances where a Welwyn Garden City house or bungalow (not a flat) is being sold as leasehold, the freehold may be purchased from Welwyn Hatfield District Council. Ask your solicitor for details.





Ground Floor



Floor 1

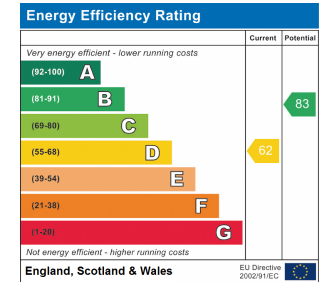
Approximate total area<sup>(1)</sup>

87.33 m<sup>2</sup>  
939.97 ft<sup>2</sup>

(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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