



40, Wilshere Road

Welwyn,
Hertfordshire, AL6 9PX

Guide Price **£575,000**

country
properties

A great family house. This well extended semi detached house is located on the western perimeter of the village enjoying views across countryside from the first floor bedrooms. The house features a re fitted kitchen and bathroom, and flexible accommodation with a grond floor room offering an additional bedroom/office.

Ground floor

Entrance Hall

Glazed panelled entrance door to hall with recess for cloaks, radiator.

Cloakroom

Suite consisting wc and wash hand basin, tiled surrounds, radiator, window to front.

Lounge

19' 5" x 17' 6" (5.92m x 5.33m) A spacious and flexible room with central fireplace with attached fire, window to front, two radiators, the lounge intercommunicates with the dining room.

Dining Room

10' 10" x 9' 7" (3.30m x 2.92m)
Doors to garden, radiator.

Kitchen

13' 9" x 10' 11" (4.19m x 3.33m) Re fitted kitchen consisting range of base and eye level cupboards with single drainer sink unit, with cupboards and drawers below, further units housing Gas hob with extractor, double oven, plumbing for dishwasher and washing machine , tiled surrounds, windows to side and rear, downlighters, radiator.



Bedroom four/study

11' 3" x 9' 7" (3.43m x 2.92m)

Window to front, built in cupboard, radiator, wood style floor.

First floor

Landing

Hatch to loft, window to side, airing cupboard housing gas fired combi boiler.

Bedroom One

14' 8" x 11' 0" (4.47m x 3.35m)

Window to rear with lovely views across countryside, wood style floor, radiator.

Bedroom Two

14' 4" x 9' 1" (4.37m x 2.77m)

Window to front, radiator, built in cupboard.

Bedroom Three

10' 4" x 9' 6" (3.15m x 2.90m)

Window to rear with lovely views, radiator.

Bathroom

Suite consisting bath with shower, wash hand basin to vanity unit, wc, fully tiled walls, window to side, radiator.

Outside

Front of house

The front is paved for hardstanding for up to three vehicles.

Rear Garden

Westerley facing rear garden with paved terrace, lawn shrubs, flowering borders, two sheds, access to garage and additional parking.

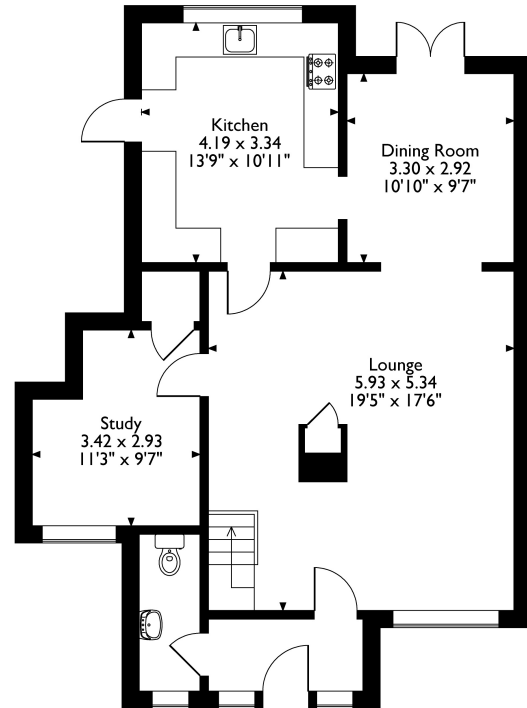
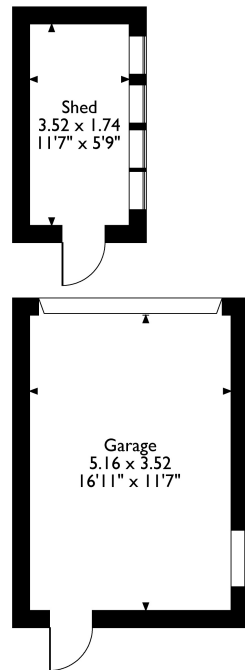
Garage

16' 11" x 11' 7" (5.16m x 3.53m)

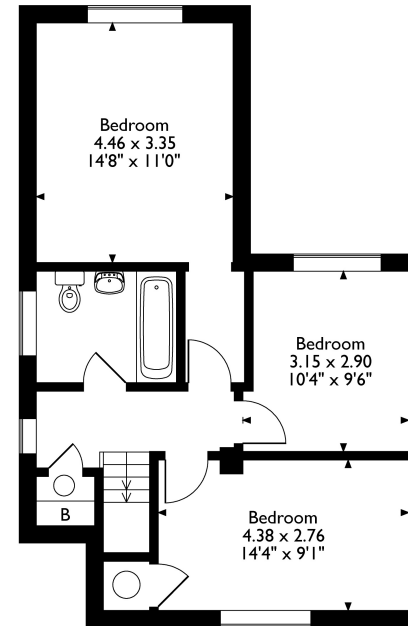
Single garage with additional parking to front, additional garden to side of garage which could be adapted to provide further hardstanding for caravan/boat.



40 Wilshere Road, Welwyn, Hertfordshire
 Approximate Gross Internal Area
 Main House = 127 Sq M/1367 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 151 Sq M/1625 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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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