



27, Sweet Briar

Welwyn Garden City,
Hertfordshire, AL7 3DU
Guide Price £550,000

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properties

A FAMILY HOME, AN OFFICE OR HOME BUSINESS, EVERYTHING IS HERE... A semi detached 4 bedroom property with purpose built home office with air conditioning and ample parking to run a business from home.

- 4 BEDROOM SEMI DETACHED HOME
- PARKING FOR SEVERAL CARS
- 2 GOOD SIZED RECEPTION ROOMS
- PURPOSE BUILT HOME OFFICE WITH AIR CONDITIONING (CURRENTLY USED AS A PODIATRY CLINIC)
- PRIVATE REAR GARDEN
- KITCHEN AND UTILITY ROOM
- CLOSE TO LOCAL PRIMARY SCHOOL

Ground Floor

Entrance Hall

Replacement UPVC double glazed door leading through to entrance hall with stairs to first floor. Radiator. Dado rail. Multi-pane glazed door leading through to living room.

Living Room

Replacement UPVC double glazed window to front. Television and telephone points. Ceiling coving, full height panel, radiator. Multi-pane glazed UPVC. Electric flame effect fire with marble fire surround. Door leading to Inner hall.

Inner Hall

Ceramic floor tiling. Radiator. Doors to family room and kitchen. Cloakroom / utility. Replacement UPVC double glazed door leading out to side passage from Kitchen. Under stair storage cupboard.

Family Room

Replacement UPVC double glazed window to rear. Ceiling coving. Television and telephone points. Radiator.

Utility Room/ Cloakroom

Replacement UPVC double glazed window to side, low level dual flush WC. Wall mounted Worcester Bosch boiler. Wall mounted Chrome effect heated towel rail. Tile effect vinyl flooring, ceramic wall tiling. Sink with mixer tap over insert within a high gloss white fronted vanity unit. Space and plumbing for automatic washing machine and dryer. Cupboard with concertina door concealing electric consumer unit.

Kitchen

Ceramic floor tiling. Laminate roll edge worktop with cupboards above and below. Stainless steel 1 ½ bowl sink unit with mixer tap over. Space for range style cooker with stainless steel chimney extractor above. Space for tall fridge/freezer. Ceramic wall tiling. 2x radiators. Ceiling coving. Replacement French doors leading out onto rear garden.

First Floor

Landing

Replacement UPVC double glazed window to side. Loft hatch providing drop down hatch and ladder to part boarded and insulated loft. Erin covered. Dado Rail.



Bedroom One

Replacement UPVC double glazed window to front. Radiator.

Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Ceiling coving.

Bedroom Three

Replacement UPVC double glazed window to rear. Radiator. Ceiling coving. Built-in wardrobes with shelf and hanging space within.

Bedroom Four

Replacement UPVC double glazed window to front. Radiator. Ceiling coving.

Bathroom

Replacement UPVC double glazed window to side. Panel bath with thermostatically controlled shower over. Wash hand basin inset within a vanity unit with high gloss fronted cupboards with Bar style handles below. Low level dual flush WC. Wall mounted chrome effect heated towel rail, ceramic wall tiling throughout. Vinyl flooring.

Outside

Front Garden

Pebbled front garden providing off road parking. Further driveway for two vehicles. Hedge surround. Pathway to front door and side access to the rear garden.

Rear Garden

Mainly laid to lawn with an extensive patio area. Picket-style fence and gate leading out to the garden with timber fence surround. Timber shed, aluminium gazebo and access to office. Outside tap. Security lighting. 2x outside power points. Tool shed.

Office

Self-contained office/workspace currently being used as a podiatrist office with replacement double glazed door and matching window leading to front and further double glazed window to side. Entry hall with LED lighting throughout. Doorway to main office area. Wood effect laminate flooring. Continuation of the wood effect laminate flooring, double glazed French doors to side with matching windows either side and a further double glazed window to rear. Light and power within. Internet connectivity. Wall mounted air conditioning unit and fitted blinds.



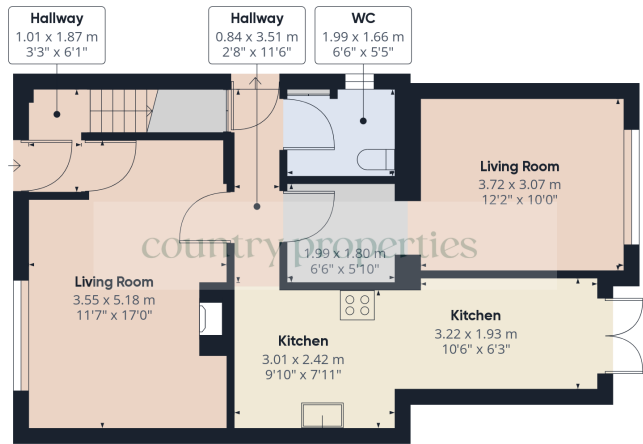
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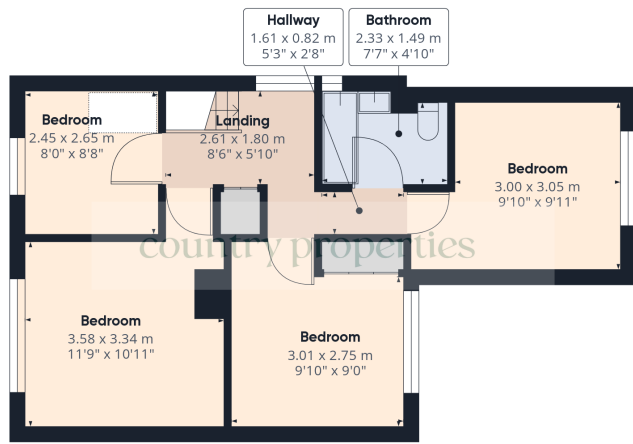
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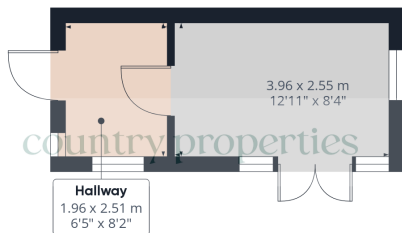
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

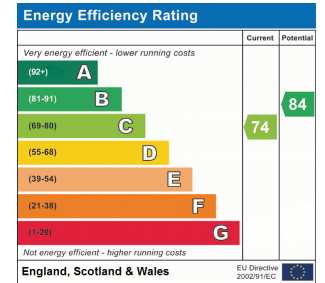
121.71 m²

1310.04 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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

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

www.country-properties.co.uk