



# Langstone Ley

Welwyn Garden City,  
Hertfordshire, AL7 1FQ  
Fixed Price £1,700 pcm

COUNTRY PROPERTIES

PART OF HUNTERS



**AVAILABLE MID-MARCH 2022!! ... Unfurnished, four bedroom, semi-detached house with two bathrooms, garage and off road parking.**

- Semi-Detached House
- Four Bedrooms
- Two Bathrooms (En-Suite to Master Bedroom)
- Modern Kitchen/Dining Room
- Cloakroom/WC
- Conservatory
- Garage with Off Road Parking for up to Two Vehicles

## **Ground Floor**

### **Entrance Hall**

Door leading into Entrance Hall. Ceiling lighting. Stairs to first floor. Doors to Cloakroom, Kitchen/Dining Room and Living Room. Door to under stair storage cupboard with hanging space.

### **Cloakroom**

Low level push flush WC. Wall mounted radiator. Wall mounted wash hand basin with chrome mixer taps over and tiled splash back. Extractor fan. Ceramic tiled flooring.

### **Kitchen/Dining Room**

Fully fitted with a range of matching wall and floor cupboards with complimentary roll edge work surfaces over. 1.5 bowl stainless steel sink unit with drainer to side and mixer tap. Four ring gas 'Bosch' hob inset to work surfaces with glass/stainless steel electric oven/grill fitted under. Stainless steel extractor hood over. Integrated fridge, freezer, washing machine and dishwasher.

### **Living Room**

UPVC double glazed window to rear with UPVC double glazed patio doors opening through to the Conservatory.

### **Conservatory**

A brick built UPVC double glazed Conservatory with polycarbonate roof. UPVC Double glazed patio door opening out to the rear garden. Engineered wood flooring. Wall lighting. Double glazed UPVC door opening out to the rear of the Garage.

## **First Floor**

### **Landing**

Feature high level double glazed UPVC window to side. Doors to all rooms. Access to insulated loft via drop down hatch. Double doors to airing cupboard housing the 'Megaflo' boiler system with slatted shelving above.



## Master Bedroom

Double glazed UPVC window to rear. Built in wardrobes with sliding doors to front with hanging rail and shelving within. Door through to En Suite Shower Room.

## En Suite Shower Room

UPVC double glazed window to the rear with obscure glass. Low level push flush WC. Pedestal wash hand basin with chrome mixer taps. Shower cubicle with chrome & glass splash screen with mains plumbed shower above. Fully ceramic tiled splash backs. Ceramic tiled flooring and part ceramic tiled walls.

## Bedroom Two

Double glazed UPVC window overlooking the front. Fitted wardrobes with sliding doors with full and part length hanging space within.

## Bedroom Three

Double glazed UPVC window to the front. Wall mounted radiator. Access to the loft via drop down hatch.

## Bedroom Four

Double glazed UPVC window to the rear. Fitted wardrobes with hanging space and shelving within.

## Family Bathroom

Double glazed UPVC feature window out to the front with obscure glass. Low level push flush WC. Panelled bath with mains plumbed shower above. Ceramic tiled walls. Ceramic tiled flooring. Pedestal wash hand basin with chrome mixer tap over.

## EXTERIOR

### Front Garden

Garden mainly laid to lawn with box hedging to boundaries and pathway to front door. Block paved driveway providing off street parking. Garage access via up and over door.

### Garage

Brick built with concrete floor. Up and over door to front. Power and lighting within. Currently part used as a utility room with space for a tumble dryer and chest freezer.

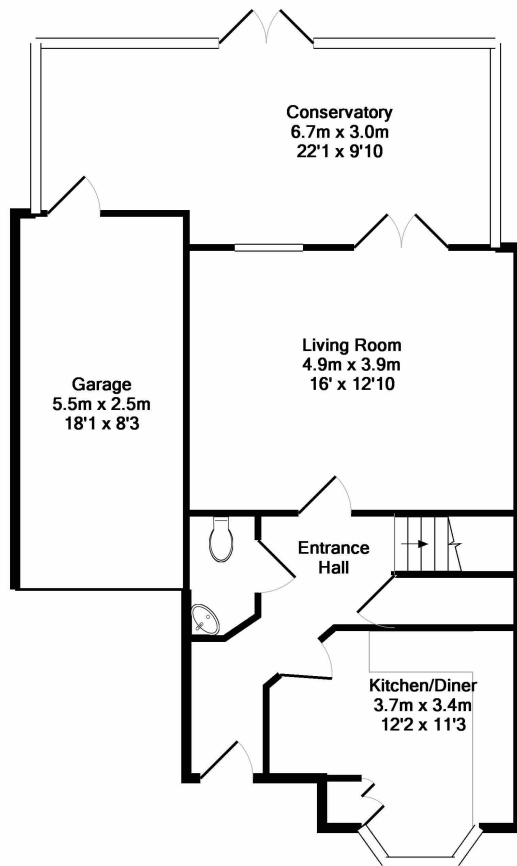
### Rear Garden

Fully laid to lawn with full fencing to all sides.

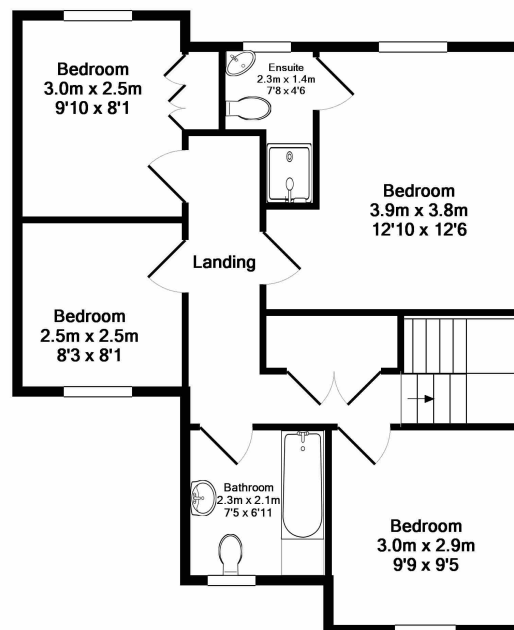
### Agency Fees

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  
Approx. Floor  
Area 73.7 Sq.M.  
(793 Sq.Ft.)



1st floor  
Approx. Floor  
Area 54.5 Sq.M.  
(587 Sq.Ft.)

Total Approx. Floor Area 128.2 Sq.M. (1380 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		89
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	78	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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