



111, Dawley

Welwyn Garden City,
Hertfordshire, AL7 1EB
Guide Price £425,000

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This inviting three-bedroom semi-detached home features a practical ground floor extension that adds a utility room and a convenient downstairs WC. The property benefits from a sunny south-facing garden, ideal for outdoor enjoyment. Off-road parking provides secure parking, and the home is well-placed within easy reach of local shops and amenities for everyday convenience.

- 3 BED SEMI DETACHED
- SUNNY SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- OFF ROAD PARKING FOR 1 CAR
- DOWNSTAIRS W/C
- EXTENSION ADDING UTILITY ROOM

Ground Floor

Hallway

Laminate flooring with wall mounted radiator. Doors leading to living room, dining room and utility room. Staircase leading to 1st floor. Telephone point.

Living Room

Continuation of laminate flooring from hallway leads to a bright living room with double glazed sliding door to rear garden. Electric fireplace, TV aerial point.

Dining Room

Laminated flooring. Double glazed uPVC window to front. Wall mounted radiator. Multiple under stair storage cupboard with one housing the water tank. Cupboard housing Vaillant boiler. Wall mounted thermostat. Door leading to kitchen.

Kitchen

Continuation of laminated flooring from dining room. A variety of floor and wall mounted storage cupboards. Integrated Bosch dishwasher, AEG oven with Gaggenau hob and the extractor fan over, Integrated under counter fridge. Sink basin with mixer tap over. Tiled walls. Double glazed obscure uPVC window to side. Hidden cupboard housing fuse board and electric and gas meter.

Utility Room

Vinyl flooring. Space for free standing washing machine and tall fridge freezer. Storage cupboards with wood effect frontage. Stainless steel sink basin with hot and cold taps over. Double glazed uPVC door and window to rear.



Downstairs W/C

Two piece bathroom suite comprising of low level WC and sink basin with stainless steel hot and cold taps. Double glazed obscure window to side. Laminate flooring.

First Floor

Landing

Carpeted staircase and landing with doors leading to all first floor rooms. Storage cupboard housing cold water tank.

Bathroom

Door from landing leads to a vinyl floored three piece bathroom suite comprising of a low level WC with dual flush, Sink basin with stainless steel mixer tap and vanity unit beneath. Walking glass shower cubicle with electric shower over. Wall mounted heated towel rail. Extractor fan. Double glazed obscure window to front. Tiled walls.

Master Bedroom

Door from landing leads to a carpeted master bedroom with dual aspect double glazed uPVC windows to front and side. Built in wardrobes and cupboard over the stairs. Wall mounted radiator.

Bedroom

Door from landing leads to a carpeted bedroom with double glazed uPVC window overlooking rear garden. Wall mounted radiator. TV aerial point. Wall mounted storage cupboards.

Bedroom

Door from landing leads to a carpeted bedroom with double glazed uPVC window overlooking rear garden. Wall mounted radiator. Telephone point. Built in wardrobes.

External

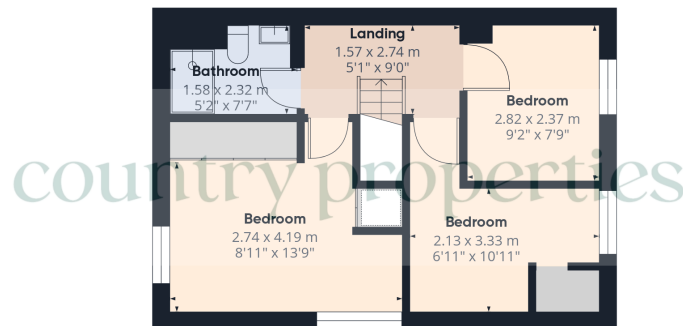
Front Garden

Block paved driveway for one car with small lawned area. Front door located around the side.

Rear Garden

Doors from utility and living room leader to a three tiered garden with gentle incline. Tier one consists of a paved garden area with built in brick flower beds surround. Outdoor double socket and outdoor tap with gated side access. Steps leading to second tier with an artificial grass area with flower beds running up one side. Steps leading to final tier which is paved with large garden shed and greenhouse.



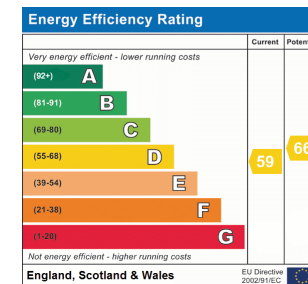


Approximate total area⁽¹⁾
78.2 m²
840 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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