



66, Parkway

Welwyn Garden City,
Hertfordshire, AL8 6HH
£650,000

COUNTRY PROPERTIES
PART OF HUNTERS

ANOTHER WEST SIDE GEM!!! Perfectly located in the heart of Welwyn Garden City, this 3 Bed Semi-Detached property is not to be missed. The property also comes with a garage located on Barleycroft Road for your extra storage needs!!

- Westside Location
- Heart of the 'West Side' just a Few Hundred Yards from the Station and Town Centre
- 3 Bed Semi Detached House
- Garage Located on Barleycroft Road
- Re-Fitted Kitchen
- Conservatory
- Utility Room

Ground Floor

Entrance Hall

UPVC glazed Georgian style obscure glass door leading into the Entrance Hall. Thermostatically controlled radiator. Under stair storage cupboard. Doors to Living Room and Kitchen. Stairs to first floor. Door to Cloakroom. Telephone point.

Downstairs W/C

A white suite with a low level WC and wall mounted wash hand basin. Georgian style window to the side passage. Wall mounted electric heater.

Living Room

Double glazed Georgian style sash window to the front. Original features including picture rail and decorative fire place with gas flame effect fire within. Television and telephone points. Two thermostatically controlled radiators. Doors leading to the Conservatory.

Conservatory

Ceramic floor tiling. Dwarf wall. Double Radiator. Polycarbonate roof. Door to side and various window openings. UPVC double glazed.

Kitchen

Re fitted kitchen with dark wood effect laminate flooring. Multiple wall and floor storage cupboards. Integrated dishwasher. Thermostatically controlled radiator. Door leading to utility room. Space for rangemaster 1100 cooker. Extractor hood over. Georgian style double glazed UPVC windows over looking the garden and side. 1 ½ sink basin with Chrome mixer tap Roll edge dark wood effect worktops.



Utility Room

This is part of the single storey attachment to the side adjoining the next property. Door to front. UPVC door and window to rear. Radiator. Ceramic floor tiling. Space and plumbing for a tumble dryer. Space for a tall fridge/freezer. Wall mounted cupboard and a further base cupboard with a worktop over. Loft access into the eaves storage above.

First Floor

Landing

Double glazed UPVC Georgian style sash window to front with shutter blinds. Doors to master Bedroom, Bedroom 2 Bedroom 3 and shower room.. Access to a large boarded loft space. Carpeted.

Master Bedroom

Double glazed UPVC Georgian style window to rear. Radiator. Built in cupboard with shelf and hanging space within. TV aerial port. Carpeted

Bedroom Two

Double glazed UPVC Georgian style window to rear. Radiator. Built in cupboard which houses the wall mounted Ideal combi boiler. Built in cupboards with shelves and hanging space. Two glass fronted display cupboards. Carpeted

Bedroom Three

Double glazed UPVC double glazed Georgian style window to front with shutter blinds. Radiator. Carpeted.

Shower Room

Shower Room with exposed floor boards. Pedestal wash hand basin. Low level WC. Large sliding door curved shower cubicle with thermostatically controlled power shower within. Double glazed UPVC double glazed Georgian style window to front. Fully ceramic wall tiled. Bulkhead for the stairwell within.

Outside

Front Garden

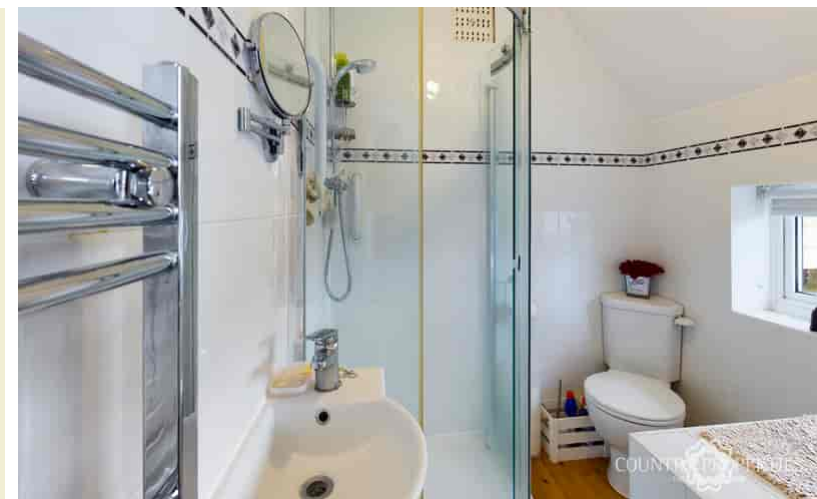
The property is located on the much sought after Parkway within easy walking distance to town. A delightful and well stocked front garden consisting of 2 flower beds.

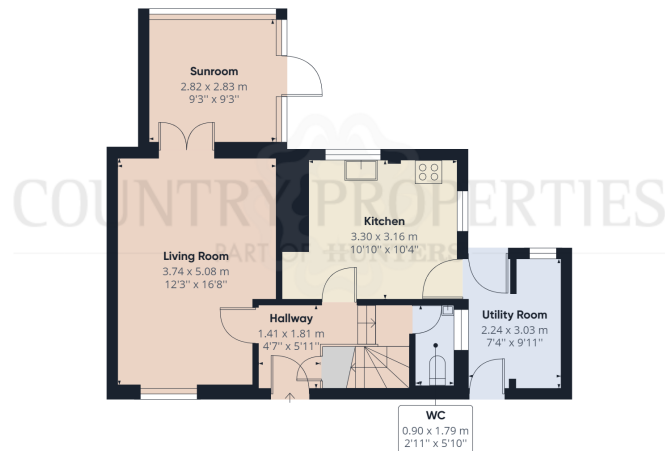
Rear Garden

A West facing garden with extensive York stone style patio area. Highly landscaped garden with a gravelled area and stepping stone path leading to a further hardstand with a timber shed. Hedge surround. Raised borders with various flowers and shrubs within. Fruit tree to rear. Outside security lighting. Outdoor tap.

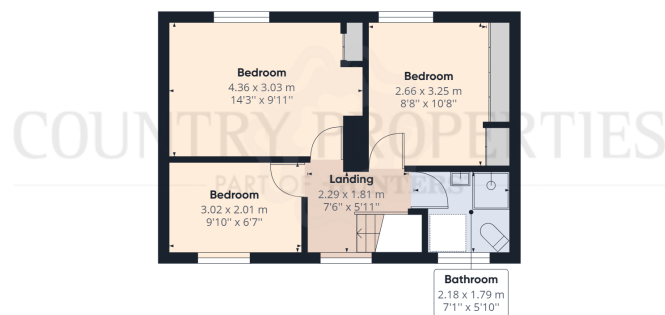
Garage

Further down the road within Barleycroft Road the property has ownership of a Garage and hard stand to the front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

89.24 m²
960.58 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.

GIRAFFE 360

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: welwyn@country-properties.co.uk

www.country-properties.co.uk