



4, Peartree Court

Welwyn Garden City,
Hertfordshire, AL7 3XN

Offers in Excess of £425,000

country
properties

Stylish, modern and ready to move into this impressive three-bedroom home offers bright bay-fronted living, a sleek fitted kitchen with integrated appliances and a private enclosed garden perfect for entertaining. With off-road parking for two vehicles and well-proportioned bedrooms, it's the ideal blend of comfort, convenience and contemporary living. A fantastic opportunity for first-time buyers, savvy investors or growing families looking to upsize.

- Three Bedroom End of Terrace Home.
- Within 0.5 mile Radius of the Town Centre.
- Within Easy Reach to the Station.
- Landscaped Rear Garden.
- Refitted kitchen.
- Ground floor cloakroom.
- Bright Living Room with Bay Window.
- Off street parking.

Ground Floor

Entrance Hall

Replacement UPVC part double glazed door leading into the Entrance Hall. Stairs to the first floor. Two double wall mounted radiators. Door to storage cupboard providing cloaks hanging space and fuse box. Door to additional under stair storage cupboard with shelving. Replacement double glazed UPVC door with obscure glass leading to the rear garden. Open to Kitchen/Living Room.

Cloakroom

Replacement double glazed UPVC window to rear. Low level WC. Wall mounted wash hand basin with chrome mixer tap and ceramic tiled splash back. Ceiling lighting.

Living Room

Replacement double glazed UPVC bay window to front. Ceiling coving. Double wall mounted radiator. Ceiling lighting and power points.

Kitchen

Fitted kitchen with tiled flooring and a range of modern floor-mounted units with blue frontage. Integrated Bosch dishwasher and washing machine, space for a freestanding fridge freezer, and Bush oven with gas hob and extractor hood above. Stainless steel sink with mixer tap, tiled splashback, under-cupboard lighting, and wall-mounted radiator. Double-glazed uPVC window overlooking the rear garden. Cupboard housing Vaillant combi-boiler.



First Floor

Landing

Doors to all rooms. Airing cupboard with slatted shelving above and radiator. Loft access via drop down hatch which is insulated and part boarded. Ceiling lighting. Doors to rooms.

Master Bedroom

Replacement double glazed UPVC window to front. Double wall mounted radiator. Ceiling lighting.

Bedroom Two

Replacement double glazed UPVC window to rear. Wall mounted radiator. Ceiling lighting.

Bedroom Three

Replacement double glazed UPVC window to front. Wall mounted radiator. Ceiling lighting.

Bathroom

Replacement double glazed UPVC window to rear. Panelled bath with taps over, shower attachment above and part ceramic wall tiling. Pedestal wash hand basin with taps and tiled splash back. Push flush WC. Wall mounted radiator. Ceiling lighting.

Outside

Front Garden

Brick-paved driveway providing off-road parking for two vehicles, plus an external storage cupboard adjacent to the front door.

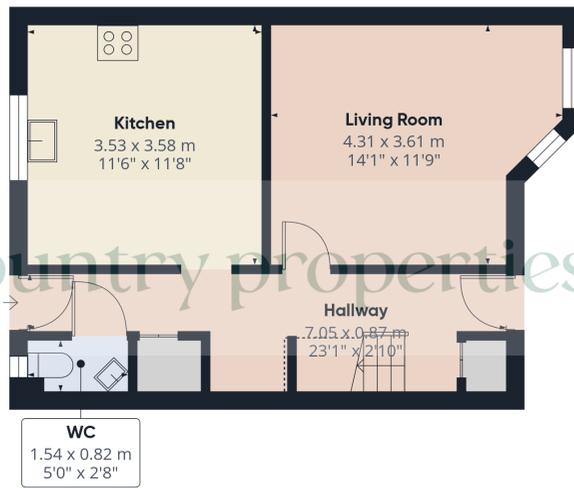
Rear Garden

Private rear garden with paved patio area leading to a mainly lawned garden and additional paved section to the rear. Garden shed included. Fully enclosed with fencing and gated side access to the front. Outdoor tap installed.

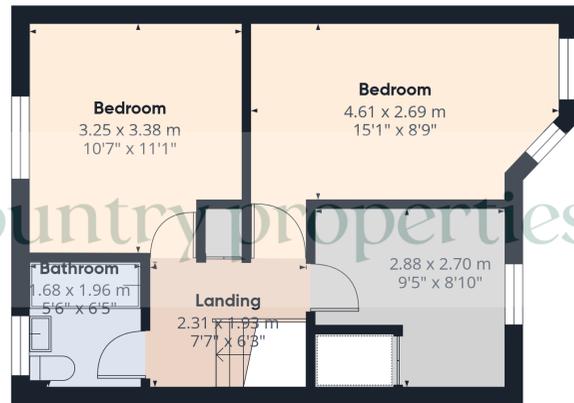
Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

75.7 m²
815 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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