



99, Ridgeway

Welwyn Garden City,
Hertfordshire, AL7 2DB
Guide Price £550,000

country
properties

JUST BRING YOUR SUITCASES... A well presented 3 bedroom detached home that has been fully renovated in recent years and really is a case of just move in. Located close to schools and shops and benefitting from a drive and garage plus a good sized rear garden the property really must be viewed to appreciate its value.

- CHAIN FREE!!!
- REFITTED KITCHEN
- REFITTED BATHROOM
- REFITTED SHOWER ROOM ON THE GROUND FLOOR
- DETACHED HOME ON GOOD SIZED PLOT
- 3 DOUBLE BEDROOMS
- FREEHOLD
- GARAGE AND OFF ROAD PARKING

Ground floor

Entrance Hall

Replacement composite double glazed door and matching obscure glass window leading to entrance hall with stairs to first floor, under stair storage cupboard. Radiator. LED panel light. Doors to living room, shower room and kitchen.

Shower room

Ceramic tiling throughout. Replacement UPVC double glazed window with obscured glass to side.

Living room

A triple aspect room with replacement UPVC double glazed window to front, walk-in replacement UPVC double glazed bay window to side, and replacement UPVC double glazed sliding patio doors to rear garden. Two radiators. Ceiling coving. Three wall light points. Television, telephone and cable points.

Kitchen

Refitted dual aspect kitchen with replacement UPVC double glazed windows to rear and side. Further replacement UPVC double glazed door to side. Ceramic tiled floor. Timber worktop with high gloss white fronted cupboards above and below with brushed steel handles. Black belling range style cooker with double oven and five burner gas hub. Matching enamel splashback and black animal chimney style extractor. Stainless steel 1 ½ bowl sink unit with mixer tap. Dishwasher. Integrated.

Washing machine. Integrated fridge and freezer. Panel radiator. Door to storage cupboard with further replacement UPVC double glazed window to side.



First Floor

Landing

Replacement UPVC double glazed window to front. Radiator. Doors to rooms. Hatch leading to loft. Airing cupboard.

Bedroom One

Replacement UPVC double glazed window to rear. Radiator. Wardrobe with glass fronted sliding doors. Shelf and hanging space within. Ceiling coving.

Bedroom Two

Replacement UPVC double glazed window to front. Radiator. Ceiling coving. Built in wardrobe with shelf hanging and draw space within.

Bedroom Three

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

Bathroom

Ceramic floor and wall tiling. P shaped shower/bath with curved shower screen. Mixer tap and shower attachment. Low level dual flush WC. Pedestal wash hand basin with mixer tap over. Wall mounted shaver/ light point. Chrome effect heated towel rail. Replacement UPVC double glazed window with obscured glass to side.

Outside

Front garden

Mainly laid to lawn with a block paved driveway providing off road parking for two vehicles. Gated side access into the garden. Access to the garage. Block paved driveway continues as a pathway across the front of the property and gives access to a further pathway to the side.

Rear garden

Mainly laid to lawn with various flowers, shrubs and trees to borders. Timber fence and hedge surround. Crazy paved patio area. Concrete pathway leading to the rear of the garden. Outside tap. Gated side access to front.

Garage

A single garage with metal up and over door. Light and power within. UPVC personal side door. UPVC window to rear.

Agents notes and material information.

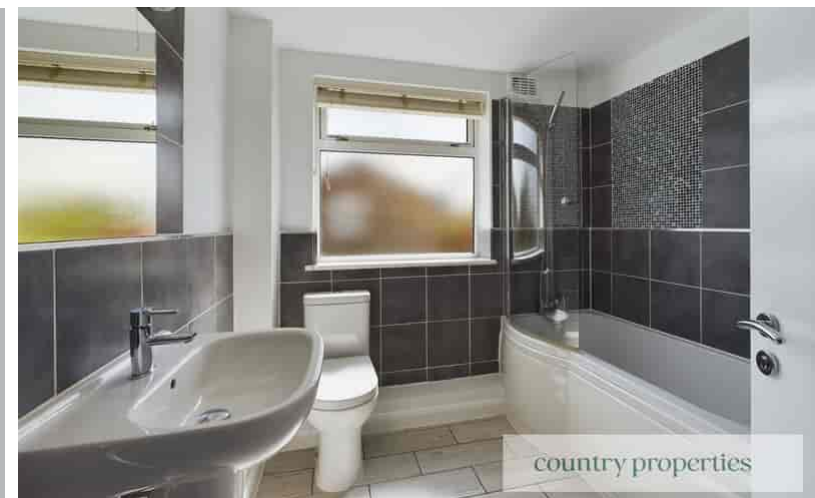
The property sits within council tax band E £2719 Welwyn & Hatfield Council

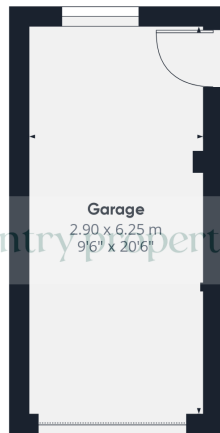
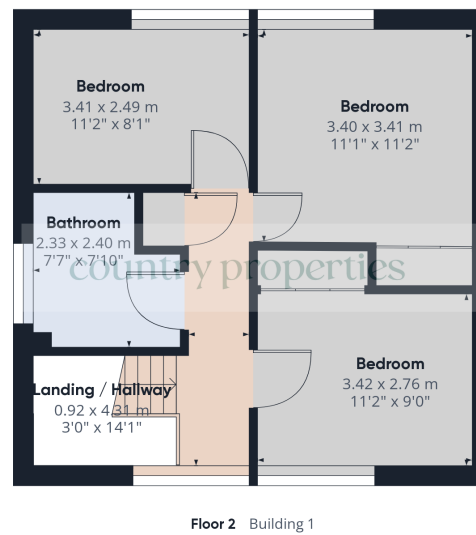
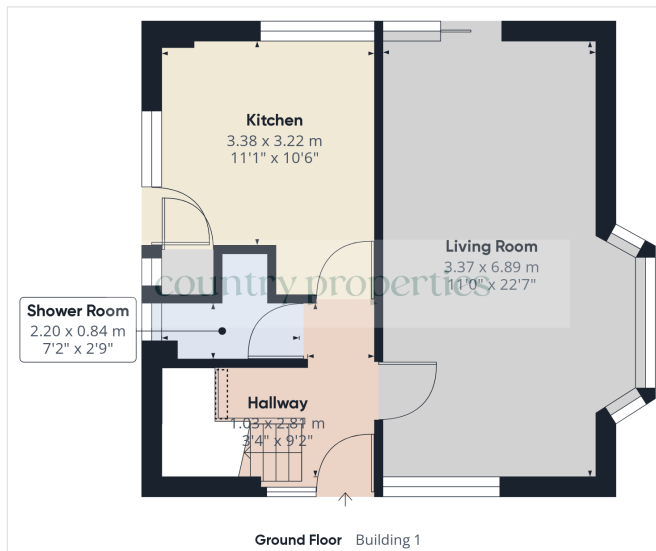
The property is a freehold detached of standard construction

There is mains Electric, gas, water and sewage to the property

Broadband is available at up to 1000mbps

There is a mobile phone signal available on all networks O2 having the best signal





Approximate total area⁽¹⁾

110.4 m²
1188.31 ft²

Reduced headroom

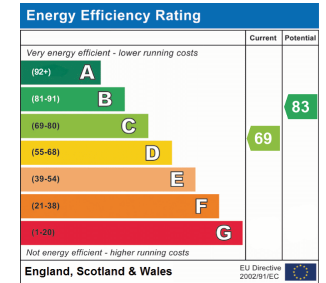
0.17 m²
1.84 ft²

(1) Excluding balconies and terraces

⊠ Reduced headroom
(below 1.5m/4.92ft)

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

Viewing by appointment only

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