



18, Mimram Road

Welwyn,
Hertfordshire, AL6 9HA

Guide Price **£500,000**

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properties

A true gem! Located within the heart of Old Welwyn's conservation area this character red brick cottage has been meticulously re created to the highest standard with flair and imagination in abundance. The present owners have placed a particular emphasis of making use of all the space creating many fine features and abundance of storage. The house is located within a stones throw of the high street with its Tesco convenience store, doctors surgery, picturesque church and ancient bridge, There are many pubs and restaurants catering for all needs. Viewing of this delightful house is a genuine must.

Ground floor

Reception room

11' 7" x 11' 3" (3.53m x 3.43m)

Feature fireplace incorporating gas coal effect fire, with bespoke cupboards and shelving to both sides, wood style floor, Sash window to front, down lighters.

Kitchen/dining room

16' 8" x 11' 7" (5.08m x 3.53m) Full range of base and eye level cupboards housing induction hob with extractor over, built in oven and microwave, quartz work surfaces, wine cooler, array of under stairs storage, down lighters, wood style floor, ladder radiator, under floor heating, window to rear.

Rear lobby

radiator, stairs to first floor, door to courtyard.

First floor

Landing with hatch to 2/3rds boarded loft, built in cupboard.

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

Range of built in wardrobes by Hammonds with drawers and some mirrored doors, sash window to front, wood style floor, down lighters, radiator.

Bedroom Two

11' 9" x 7' 6" (3.58m x 2.29m)

Range of built in wardrobes, sash window to rear, wood style floor, radiator.



Bathroom/shower room

Large walk in shower cubuicle, wash basin to vanity unit with lighting, high level wc, remote controlled velux window, tiled walls and floor, under floor heating, sensor mirror.

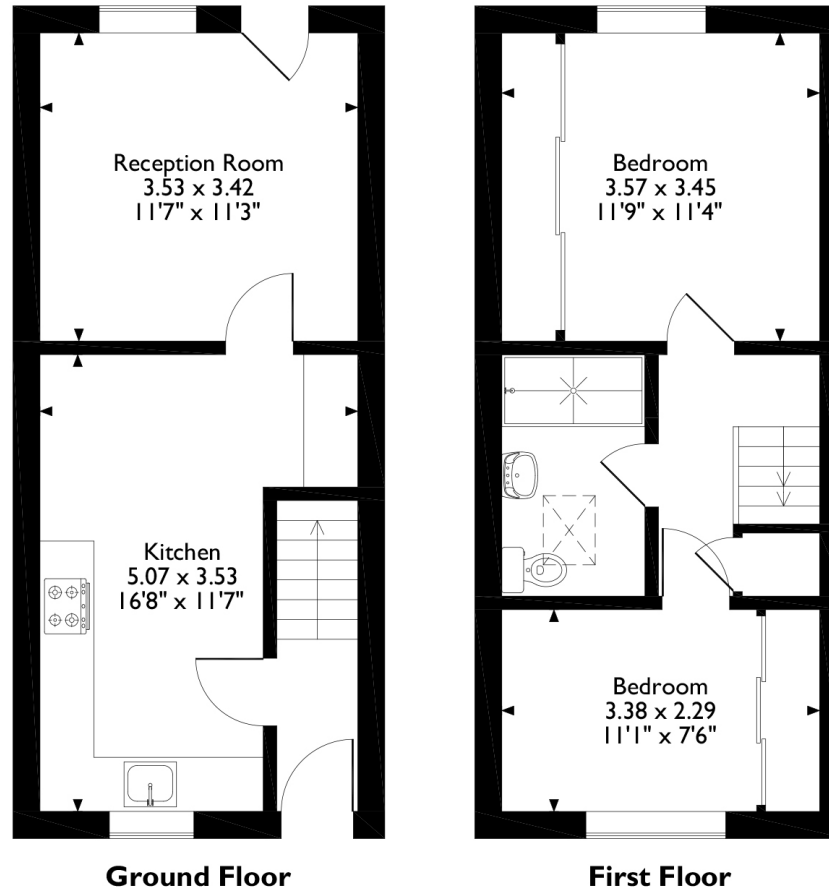
Outside

Rear courtyard garden

Pretty courtyard garden with tiled floor, store cupboard, outside tap, access gained from adjoining property via designated right of way



18 Mimram Road, Welwyn, Hertfordshire
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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