



188, Thistle Grove

Welwyn Garden City,
Hertfordshire, AL7 4AJ
Guide Price £450,000

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properties

A LITTLE TLC IS REQUIRED TO MAKE THIS A LOVELY FAMILY HOME. This 4 bedroom semi detached home is in need of some modernisation but at 98sqM offers good sized accommodation in a popular location backing onto the nature reserve. With great potential to extend (subject to planning), this property could be an amazing family home.

- Semi detached home backing onto nature reserve
- Drive for one car
- 4 bedrooms
- 2 reception rooms
- Good sized rear garden
- In need of modernisation

Living Room

Continuation of the laminate flooring, aluminium double glazed window to front, further aluminium sliding patio door to rear garden, radiator, television and telephone points, fireplace with electric flame effect wood burner style heater within, doorway through to under stair storage, ceiling coving.

Ground Floor

Entrance Hall

Timber framed glazed door leading through into entrance hall, with laminate flooring doors to cloakroom, living room, kitchen and stairs the first floor.

Cloakroom

Low level WC. Aluminium double glazed window to front, laminate flooring, ceramic wall tiling.

Kitchen

Laminate flooring. A laminate roll edge worktop with 1 ½ bowl sink unit and mixer tap inset within, white fronted kitchen units with bar style brushed steel handles. Space and plumbing for automatic washing machine, space and plumbing for slim line dishwasher. 5 burner double oven range style cooker. Space for tall fridge freezer. Replacement double glazed aluminium window to front and a replacement aluminium double glazed door to front. Glazed door to store room.



Dinning Room

Timber framed single glazed window with aluminium secondary glazed panels to rear garden. Radiator, under stair storage cupboard and recess. Serving hatch to kitchen.

Store room

Laminate flooring. Ceiling coving door to rear.

First Floor

Landing

Timber framed window with secondary glazed unit to rear garden, radiator, doors to rooms, Loft Access, over stair storage cupboard.

Bedroom 1

Double glazed aluminium window to front, radiator, over stair storage cupboard.

Bedroom 2

Timber framed window overlooking rear garden, radiator.

Bedroom 3

Timber framed window with secondary glazed panel to rear, radiator, built in cupboard and further built in drawers and overhead storage.

Bedroom 4

Replacement double glazed aluminium window to front with additional secondary glazed panel, radiator, built in storage cupboard.

Bathroom

A green bathroom suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash, hand basin and a low level WC, radiator, laminate flooring. Aluminium double glazed window to front ceramic wall tiling.

Outside

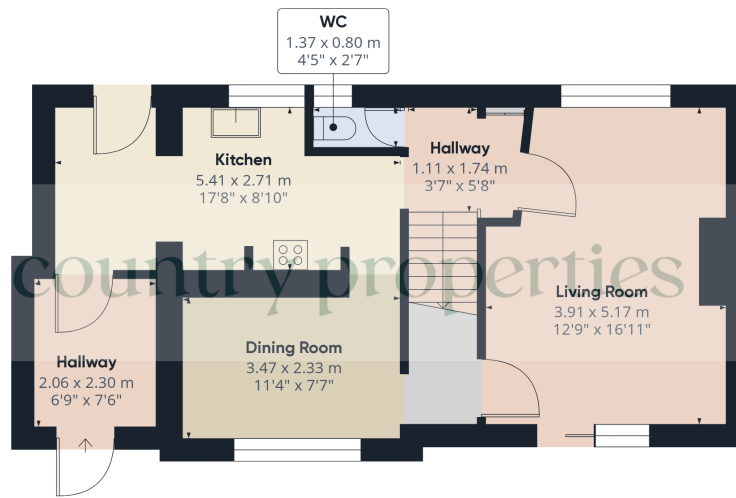
Front Garden

Mainly laid to lawn, with a path to front and driveway providing off-road parking for one vehicle.

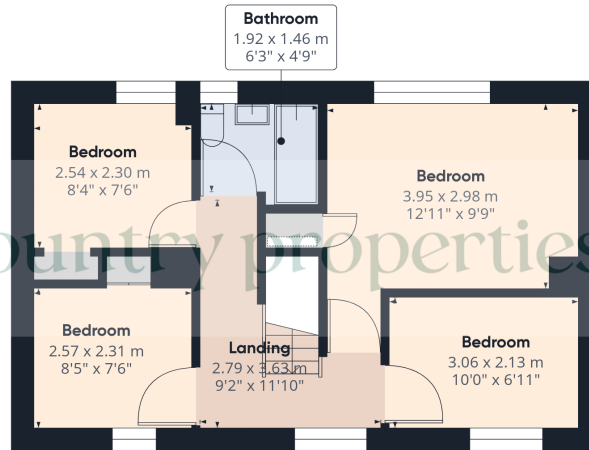
Rear Garden

The rear garden is mainly to lawn with a timber fence surround, gated access out into the woods behind, timber shed, extensive patio area to the rear of the property.





Ground Floor



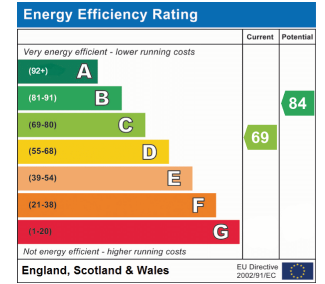
Floor 1

Approximate total area⁽¹⁾
 91.85 m²
 988.67 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.
 Calculations are based on RICS IPMS 3C standard.

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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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