



# 73, Beehive Lane

Welwyn Garden City,  
Hertfordshire, AL7 4BN  
Guide Price £700,000

country  
properties



SO MUCH MORE THAN MEETS THE EYE... This 3 bedroom detached home offers so much more than expected, with a ground floor extension, refitted kitchen, garage and off road parking located on a highly sought after road within the conservation area.

- 3 bedroom detached home
- Sought after location in the conservation area
- Ground floor extension
- Garage and off road parking
- Good sized rear garden
- Cellar

## Ground Floor

### Entrance Hall

Replacement composite double glazed door leading to entrance hall with radiator concealed with a decorative radiator cover. Under stair storage cupboard. Stairs to first floor. Replacement double glazed Georgian style window to front, multi-pane glazed door leading through to living room, kitchen and door to cloakroom.

### Cloakroom

Ceramic floor tiling. Replacement double glazed Georgian style window to side with obscured glass. Radiator. Low level WC, wash hand basin is set within a vanity unit with cupboard below. Wall mounted cupboard concealing vaillant gas boiler.

### Living Room

A dual aspect room with walk in bay window to front with replacement UPVC double glazed Georgian style windows and further double glazed replacement Georgian style sash window to rear. Ceiling coving. Dado rail. Radiator concealed in a decorative radiator cover, gas flame effect fire within a decorative surround and marble hearth and rear. Television and telephone points. Archway to dining room.

### Dining Room

Replacement double glazed Georgian style French doors leading to garden. Radiator concealed within a decorative radiator cover. Ceiling coving. Open plan to living room. Dado rail.

### Kitchen

A modern refitted kitchen with worktop and breakfast bar area with breakfast stalls. 1½ box sink unit with mixer taps over and covers below. Integrated double electric oven and grill. Integrated gas hob with extractor over. Replacement UPVC double glazed Georgian style window to rear garden. Feature corner units with pull out shelves and integrated dishwasher. Replacement UPVC double glazed Georgian style window to side passage with further composite door leading to side passage. Sunken ceiling downlighters, laminate flooring. French doors leading out to rear garden.



## Side Passage

Covered passage between the main property and the garage with doorway to front. Further door leading into the garage. Security light.

## Utility Room

Forming part of a row extension, the rear of the garage utility room consists of a roll edge worktop with cupboards below, space and plumbing for automatic washing machine and tumble dryer. Replacement UPVC double glazed windows to side and rear replacement UPVC double glazed door to side. Ceiling coving. Located in the floor of the utility room is a trap door with staircase leading down to cellar.

## First Floor

### Landing

Replacement UPVC double glazed window to front, dado rail, ceiling coving, loft access. Door leading to airing cupboard with pre-lagged hot water tank within. Doors to bedrooms and bathroom.

### Bedroom One

Replacement double glazed window overlooking rear garden. Radiator. Range of built in wardrobes with shelf and hanging space within, further matching bedside cabinets and further dressing table and chest of drawers with bench seat over.

### Bedroom Two

A dual aspect room with replacement double glazed windows to rear and side. Radiator. Range of built in wardrobes with shelf and hanging space within.

### Bedroom Three

Replacement double glazed window to side. Radiator. Ceiling coving.

## Bathroom

Replacement double glazed window to side. White suite comprising of Jacuzzi panel bath with shower attachment over. Low level WC, Wash Hand Basin is set within a vanity unit. Sunken ceiling downlighters, ceramic wall tiling throughout. Radiator.

## Cellar

## Cellar

## Outside

### Front Garden

Block paved driveway providing off road parking for two vehicles. Gardens mainly laid to lawn with the hedge surrounding pathway to front door. Further gated access to the rear of the property.

### Rear Garden

Rear garden is mainly to lawn with extensive crazy paved patio. Feature fish pond. Large timber shed with lighting and power within. Access via UPVC door to the utility room. Varied flowers and shrubs to borders. Gated access leading to the front of the property and a further small timber shed.

## Garage

Single garage with up and over door, light and power within. Access to side passage and further access to utility room.





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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