



# 32, Welwyn Hall Gardens

Welwyn,  
Hertfordshire, AL6 9LF  
Guide Price £630,000

country  
properties



This charming three-bedroom terrace house is situated in a private development right in the heart of Welwyn Village. The property is part of a complete chain, offering a smooth purchase process. Inside, you'll find a spacious living room and a separate dining room, perfect for relaxing and entertaining. The master bedroom features an en-suite for added convenience. Outside, there's a low-maintenance garden, ideal for outdoor enjoyment without the hassle. The property also includes parking for one car and a garage, providing secure and practical parking options. Overall, it's a lovely home in a desirable location with great amenities.

- COMPLETE ONWARD CHAIN
- 3 BED TERRACED HOME
- OFF ROAD PARKING AND GARAGE
- PRIVATE DEVELOPMENT
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- CLOSE TO WELWYN VILLAGE HIGH STREET
- GOOD SIZE LIVING ROOM WITH SEPARATE DINING ROOM
- LOW MAINTENANCE GARDEN

## Ground Floor

### Entrance Hall

Partially tiled flooring by the front door and leading to laminated floor hallway. Door leading to downstairs WC, living room and kitchen. Radiator. Carpeted stairs leading to 1st floor.

### Downstairs W/C

Two piece bathroom suite comprising of low level WC and sink basin. Radiator. Obscure glass double glazed uPVC window overlooking the front. Wall mounted RCD unit.

### Living Room

Carpeted. Feature gas fireplace. Radiator X2. Georgian style double glazed uPVC windows overlooking the front. BT open reach Internet port. TV aerial port. Double doors leading to dining room.

### Dining Room

Continuation of carpeted flooring. Radiator. Patio door leading to rear garden. Georgian style double glazed uPVC windows overlooking the garden.

### Kitchen

A wide selection of wall and floor storage cupboards with cream frontage. Solid wood worktops. Tiled flooring and tiled wall. Georgian style double glazed uPVC windows overlooking the garden. Integrated appliances included Bosch oven, fridge freezer, slimline Bosch dishwasher, Bosch 4 hob gas burner with extractor fan over. 1 ½ stainless steel sink basin with chrome mixer taps. Sunken ceiling downlighters. Under the stair storage cupboard. Space for under the counter washing machine. Radiator.



## First Floor

### Landing

Carpeted doors leading to all rooms. Door leading to airing cupboard with water tank and slatted shelf. Loft access.

### Master Bedroom

Continuation of carpeted flooring. Thermostatically controlled radiator. Large built in wardrobes. Georgian style double glazed uPVC windows overlooking the garden. Door leading to en-suite.

### En-Suite

Three piece Bathroom suite comprising of low level WC, sink basin with hot and cold tap. Corner shower unit with sliding glass doors with Triton power shower. Extractor fan. Obscure glass double glazed Georgian style uPVC window overlooking the garden. Shaver point. Continuation of carpeted flooring.

### Bedroom 2

Continuation of carpeted flooring. Thermostatically controlled radiator. Georgian style double glazed uPVC windows overlooking the front. TV aerial port. Built in wardrobes.

### Bedroom 3

Continuation of carpeted flooring. Thermostatically controlled radiator. Georgian style double glazed uPVC windows overlooking the front. TV aerial port.

### Family Bathroom

Three piece bathroom suite comprising of low level WC, sink basin with cold and hot taps, low paneled bath with tap shower attachment. Radiator. Extractor fan. Partially tiled walls. Continuation of carpeted flooring.

## Exterior

### Front Garden

Paved area with 2 steps leading to front door. Small hedge under the living room window with gravel stones in front. Parking space for one car and garage.

### Rear Garden

Paved area leading from the patio door from the dining room. Small area of Astro turf lawn. Raised flower beds with dwarf wall containing a variety of shrubs plants and bushes. Border of shrubs plants trees and bushes to the right hand side as you look from the house. Paved pathway leading to paved steps going to a paved area at back of the garden with small shed. Outdoor tap.





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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