



**16, Haynes Close**  
Welwyn Garden City,  
Hertfordshire, AL7 3EP  
Guide Price £425,000

country  
properties

Located in a quiet cul de sac this larger than average 2 bedroom end terraced home benefits from 2 garages, off road parking and an impressive log cabin in the rear garden with light power and heating, ideal to run a business from home or as an occasional bedroom.

- 2 bedroom end terraced home
- Covered garden room
- 2 Garages plus driveway parking
- Log cabin with light, power and heating
- Refitted kitchen and bathroom
- Quiet cul de sac location

## Ground Floor

### Entrance Hall

UPVC double glazed door and matching window to side leading through to entrance hall with ceramic floor tiling, radiator concealed within a decorative radiator cover. Stairs to the first floor. Door to living room.

### Living Room

Replacement UPVC double glazed window to front. Television and telephone points. Picture Rail. Chimney breast with built in entertainment storage area within the chimney and cabling for a wall mounted TV. Radiator. Door through to kitchen.

### Kitchen

Two replacement UPVC double glazed windows to Garden Room. Laminate roll edge worktop with cupboards above and below. Some glass fronted display cupboards. 1 ½ bowl stainless steel sink unit with mixer tap over. Integrated stainless steel electric oven with four burner stainless steel hob over, extractor above. Multi pane glazed door leading through to breakfast/utility room. Radiator. Ceramic wall tiling. Under stair storage cupboard housing metres and consumer unit.

### Utility/Breakfast Room

Continuation of the ceramic floor tiling. Roll edge worktop with space below for washing machine and tumble dryer. Replacement. UPVC double glazed window to garden room. Ceramic wall tiling. Radiator. Replacement UPVC double glazed window to side. Room for breakfast table and chairs. Replacement UPVC double glazed door to rear hall. Door to cloakroom.

### Cloakroom

Continuation of the ceramic floor tiling. Low level concealed system WC. Radiator. Ceramic wall tiling to dado height.

### Rear Hall

Timber deck flooring. Door to front. Sliding patio doors through to garden room.

### Garden Room

Timber decked flooring. Timber framed, lean to style pergola with polycarbonate roof. Currently being used as a garden room/playroom for inside cats. UPVC door leading out to back garden and door leading to garage.

## First Floor

### Landing

Loft access. Doors to rooms. Airing cupboard with larger than standard pre-lagged hot water tank which was replaced 2 years ago and slatted shelving over, recently replaced shower pump.



## Bedroom One

Two UPVC double glazed windows to front. Radiator. Over stair recess with built in cupboard storage.

## Bedroom Two

Replacement UPVC double glazed windows to rear and side. Radiator.

## Bathroom

A refitted suite comprising of a low level concealed system, push flush WC, wash hand basin inset within a vanity unit below with cupboards. Curved shower/bath with mixer tap over and thermostatically controlled riser shower. Ceramic wall tiling. Backlit bathroom mirror. Wall mounted chrome effect heated towel rail. Replacement UPVC double glazed window to rear.

## Outside

### Front Garden

To the front of the property there is gravelled drive providing parking for one car, a further concrete drive leads to the side of the property and accesses the two garages where there is further parking.

### Rear Garden

The rear garden is mainly laid to lawn with a gravelled area that can accommodate a standard garden shed without blocking light to the the log cabin, timber fence surround.

## Log Cabin

Laminate wood effect flooring internally within a log built cabin with light and power within. Various double glazed timber framed windows. Double glazed timber frame French doors leading out to the front. Fully kitted out to be used as office or even potentially a occasional bedroom.

When built the log cabin was adjusted to accommodate 4inch celotex insulation throughout ceiling and floor area making it very heat efficient. The cabin is built on a composite base as opposed to a timber base for longevity and has its own dedicated Internet connection making it the ideal place to run a home business from.

## Garage One

Attached to the side of the property and accessed from the garden room via a personnel door, the garage is a single brick built garage with up and over door, light and power within.

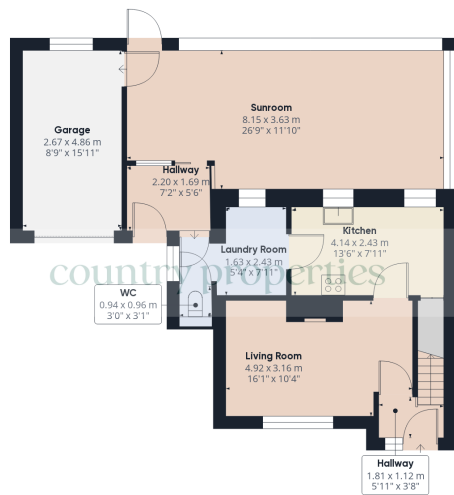
## Garage Two

Located to the side of the plot the second garage is of timber frame construction with timber doors and parking to the front, Light and power within.

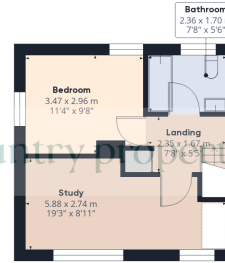
## Agents notes.

The property benefits from a cctv security system with both night vision and standard security cameras.





**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**  
 129.57 m<sup>2</sup>  
 1394.68 ft<sup>2</sup>

(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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