



# 20, The Shaws

Welwyn Garden City,  
Hertfordshire, AL7 2HR  
Guide Price £775,000

country  
properties

Room for the growing family... This 4 bedroom detached home offers good sized accommodation consisting of a Living room, kitchen dinner, utility room and cloakroom on the ground floor and 4 bedrooms 2 bathrooms to the first floor, the master bedroom suite is an impressive 4 part room with bedroom, dressing area, walk in wardrobe and an ensuite. Off road parking for several cars and an electric car charging point.

- 4 bedroom detached home
- Refitted Bathroom
- Ensuite
- Impressive master bedroom suite
- Utility Room
- Kitchen/Diner



## Ground floor

### Entrance Porch

An entrance porch with UPVC double glazed door and window with obscured glass leading to the front, ceramic floor tiling, Built in shoe cupboard, Radiator, ceiling coving, further multi pane double glazed door leading through into entrance hall. UPVC double glazed window with obscured glass to cloakroom.

### Entrance Hall

Continuation of the ceramic floor tiling. Door to cloakroom and an archway leading through to kitchen diner, doors to living room and under stair storage cupboard with lighting within and cloaks hanging hooks, replacement UPVC double glaze Georgian style window to rear on half landing with stairs to 1st floor. Radiator.

### Downstairs W/C

A continuation of the ceramic floor tiling. Low level dual flush WC, wall hung wash hand basin with mixer tap over, ceramic wall tiling to splash back areas, radiator. Replacement UPVC double glazed window with obscured glass. Leading to entrance porch.

## Living room

Dual aspect room with a box bay UPVC double glazed Georgian style window to front with radiator below. Further replacement UPVC double glazed Georgian style French doors to rear garden with radiator beside. Wood effect laminate flooring, ceiling coving, Television and telephone points, feature electric flame effect fire inset within a stone hearth with bespoke oak fireplace and surround. Television and telephone points.

## Kitchen

A continuation of the ceramic flooring from the hallway. A modern kitchen with laminate roll edge worktops, cream fronted cupboards with brushed steel bar style handles and under cabinet mood lighting. Stainless steel 1 ½ bowl Frankie sink with mixer tap over. Integrated stainless steel oven and grill with further 4 burner stainless steel gas hob above and extractor over. Integrated dishwasher. Sunken ceiling downlighters, replacement UPVC double glazed Georgian style window to front. Part glazed door leading through to utility room. Open to dining area.

## Dinning room

The dining area consists of continuation of the ceramic floor tiling, replacement UPVC double glazed Georgian style window to rear, sunken ceiling downlighters, television point, range of solid oak storage cupboards with matching oak worktop, including a glass fronted display cupboard. Radiator. There is ample room for a family dining table and chairs.



## Utility room

Tile effect laminate flooring. A laminate roll edge worktop with stainless steel single bowl sink unit and mixer tap over. White high gloss cupboards with brushed steel bar style handles above and below. A further range of full height cupboards with matching door fronts and handles. Space for tall fridge freezer, space and plumbing for automatic washing machine and tumble dryer, replacement UPVC double glazed Georgian style window and door leading to garden, radiator, sunken ceiling downlighters, UPVC door to Garage storage.

## Garage store room

Previously a garage and leftover from the conversion providing the utility room, there is a pair of double doors leading out to the driveway. Light and power within. Consumer unit and storage space.

## First floor

### Landing

Half landing with replacement UPVC double glazed Georgian style window to rear. Further steps up to the first floor. Doors to bedrooms, Bathroom and airing cupboard with a pre lagged hot water tank and slatted shelving over. Ceiling coving. Loft access with drop down hatch and built in ladder.



## Master Bedroom Suite

An impressive master bedroom suite comprising of 4 distinct areas within, being the bed area, dressing room, walk in wardrobe and ensuite shower room. The bedroom area with ample room for super king bed has a door leading to a walk in wardrobe, replacement UPVC double glazed Georgian style window to rear, radiator, ceiling coving, television points. The bedroom area has sliding double doors, providing the ability to close it off, completely separating it from the dressing area.

### Dressing room

Further replacement UPVC double glazed Georgian style window to rear, radiator, sunken ceiling downlighters, ceiling coving. Built in cupboard with shelving within, door. to ensuite.

### Walk in wardrobe

A spacious walk in wardrobe with radiator, full height wardrobes with a range of double height hanging space, further the built in draw units with storage above and cupboards over replacement UPVC double glazed Georgian style window to front. Radiator.

### Ensuite

A refitted ensuite with tile effect vinyl flooring, double curved shower cubicle with thermostatically controlled rainfall shower over, low level dual flush WC, pedestal wash hand basin with mixer tap over, wall mounted chrome heated towel, replacement UPVC double glazed Georgian style window to front with obscured glass, sunken ceiling downlighters.

## Bedroom 2

A double bedroom with replacement UPVC double glazed Georgian style window to rear, radiator. Built in wardrobe with sliding doors and shelf and hanging space within and LED downlighters to the front. Ceiling coving.

## Bedroom 3

A single bedroom with replacement UPVC double glazed Georgian style window to front, radiator, ceiling coving.

## Bedroom 4

Currently used as an office this single bedroom consists of a replacement UPVC double glazed Georgia style window to front, sealing coving, telephone point, radiator.

## Bathroom

A refitted bathroom suite comprising of a panelled bath with mixer tap and shower attachment over. Wall hung wash hand basin with mixer tap and the dual flush low level WC, wall mounted Chrome heated towel rail. Ceramic floor and wall tiling throughout. Replacements UPVC double glazed Georgian style window to front with obscured glass.



## Outside

### Front Garden

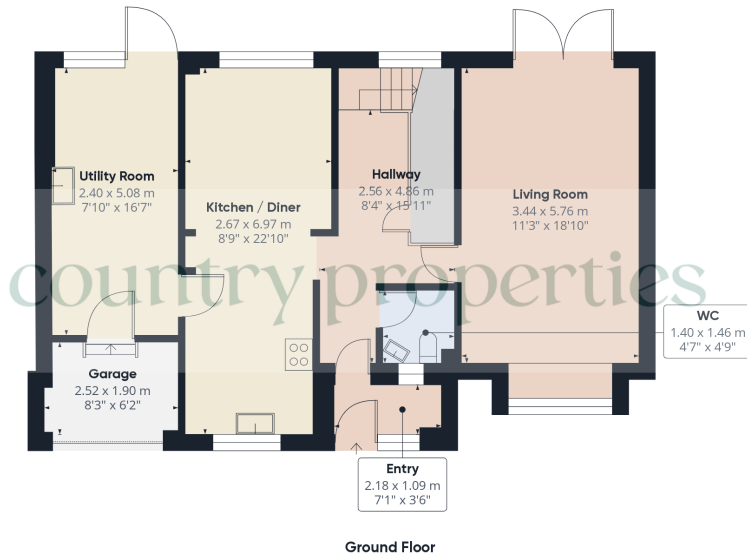
Garden is fully blocked paved providing off road parking for several vehicles. Evergreen trees and various flowers and shrubs to borders. Timber fence to one side.

### Rear Garden

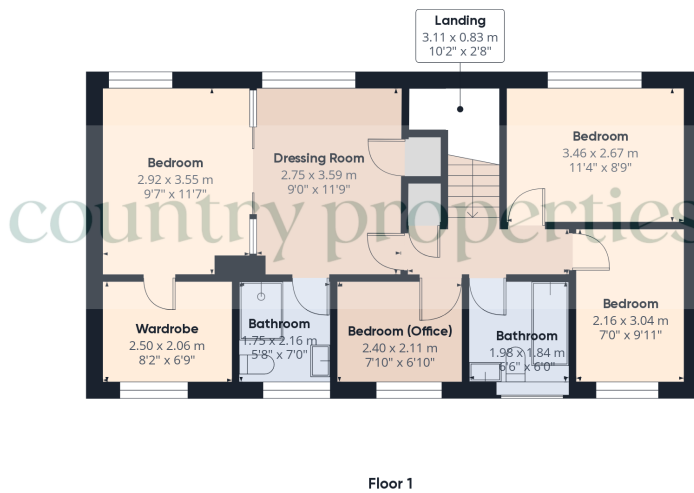
The rear garden is mainly laid to lawn with various flowers, shrubs and evergreen trees to borders, extensive patio area. And pathway across the rear of the property. 2 timber sheds and a further timber play house, feature sunken fish pond, gated side access. Timber fence and hedge surround.



country properties



Approximate total area<sup>(1)</sup>  
129.09 m<sup>2</sup>  
1389.52 ft<sup>2</sup>

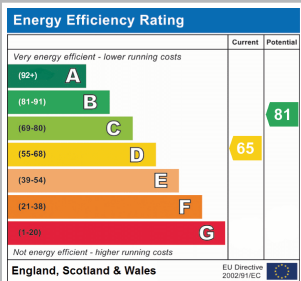


(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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

Country Properties | 3, Bridge Road | AL8 6UN

T: [01707 339146](tel:01707339146) | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties