



# 6, The Limberlost

Welwyn,  
Hertfordshire, AL6 9TS  
Guide Price £725,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Nicely located detached chalet bungalow offering a generous plot and plenty of potential.

- Three Bedrooms
- Elevated location with views
- Sizable lounge
- Sun room / conservatory
- Re fitted kitchen and bathroom
- Gas central heating
- Open aspect to front
- Westerly facing rear garden
- Lovely views to rear

#### Ground floor

#### Entrance lobby

Glazed entrance door to Lobby, with access to hall

#### Entrance Hall

Built in airing cupboard, radiator.

#### Lounge/dining room

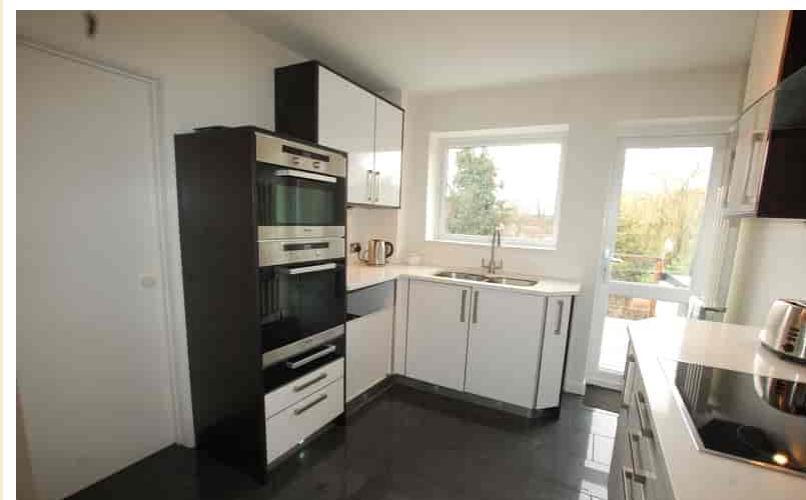
27' 9" x 13' 11" (8.46m x 4.24m)  
Windows to two aspects, fireplace, patio doors to rear with views across terrace and garden , fireplace, two radiators, inset ceiling lights.

#### Kitchen

11' 7" x 9' 11" (3.53m x 3.02m) Range of base and eye level cupboards housing double drainer sink unit, further cupboards housing hob with extractor over, oven and grill, granite work surfaces, tiled floor, store cupboard, window and door to rear with lovely views, radiator.

#### Bedroom

12' 10" x 11' 7" (3.91m x 3.53m)  
Window to rear, radiator, inset ceiling lights.



## Bedroom

12' 11" x 9' 11" (3.94m x 3.02m)

Window to front, radiator.

## Bathroom

White suite consisting bath with shower, pedestal wash hand basin, wc, fully tiled walls and floor, heated towel rail, window to side, spot lights.

## First floor

## Landing

Hatch to boarded loft, access to bedroom and wash room

## Bedroom

13' 3" x 12' 5" (4.04m x 3.78m ) Built in shelving and drawers, radiator, window to rear with views to garden.

## Wash Room

Wc and pedestal wash basin, window to rear, heated towel rail, store cupboard to eaves.

## Outside

## Front of house

Front garden laid to lawn with flower beds and borders, access at side to rear garden.

## Garage

With up and over door.

## Westerly facing rear garden

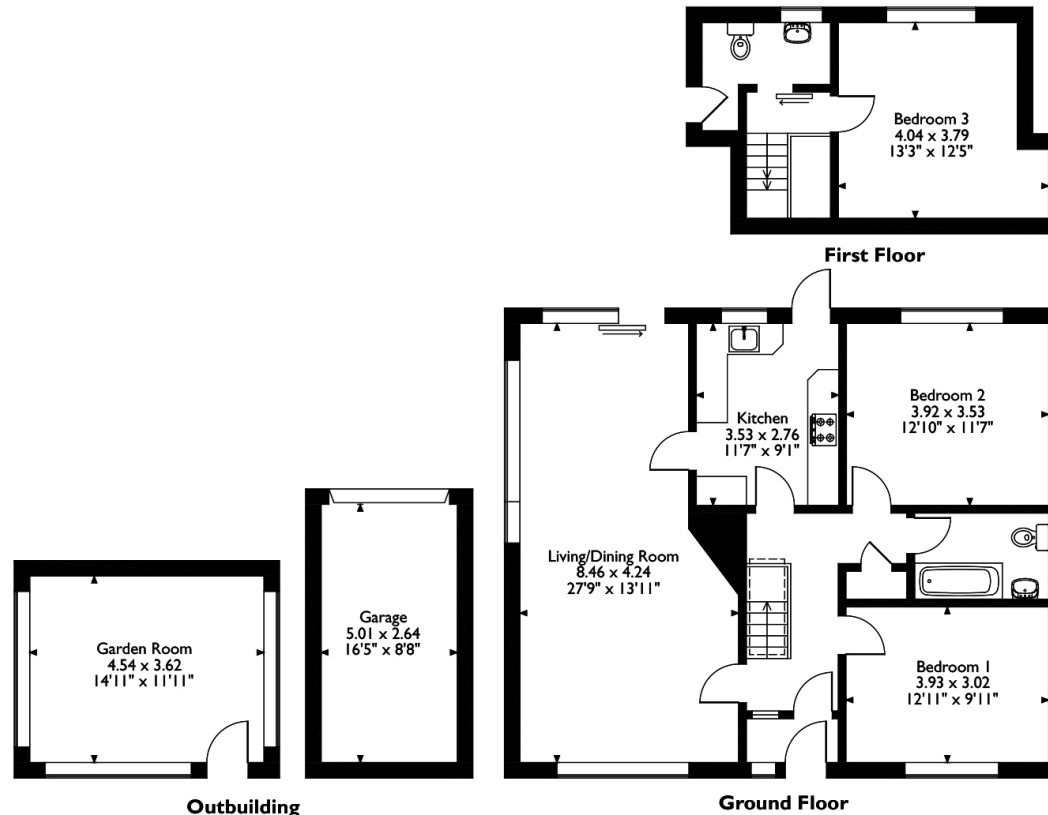
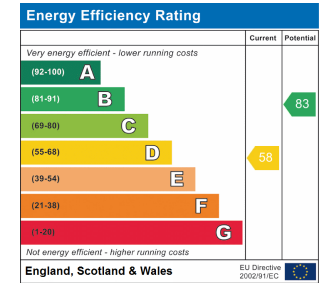
With elevated decked terrace, steps down to lawn with flower beds, shrubs, borders, second terrace, access to sun room.

## Sun Room/Garden room

14' 11" x 11' 11" (4.55m x 3.63m)  
Windows to two aspects, door to rear.



6 The Limberlost, Welwyn, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 110 Sq M/1184 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Outbuilding = 16 Sq M/172 Sq Ft  
 Total = 139 Sq M/1496 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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