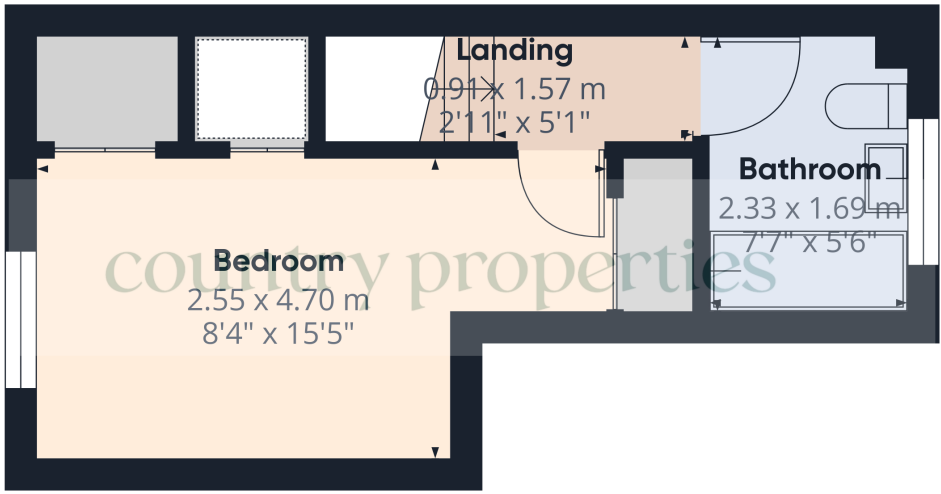


Ground Floor



Floor 1



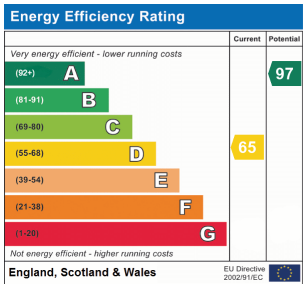
Approximate total area<sup>(1)</sup>  
38.5 m<sup>2</sup>  
414.4 ft<sup>2</sup>  
  
Reduced headroom  
1.33 m<sup>2</sup>  
14.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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.

GIRAFFE 360



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

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



WHAT A CHARMING PLACE TO START. This well looked after one bedroom property is ideal for a first time buyer or buy to let. With a good sized bedroom, L shape garden with views of fields. Bespoke under stair storage with built in tele and fire with hidden storage behind, this property is a must view.

- LOUNGE/DINER
- GREAT FIRST PURCHASE OR BUY TO LET OPPORTUNITY.
- ALL ELECTRIC
- BESPOKE UNDERSTAIR STORAGE WITH BUILT IN TELE AND FIRE
- L SHAPED GARDEN
- ALLOCATED PARKING FOR ONE CAR

Ground Floor

Living Room

External door leading directly into the living room with laminated flooring. Double glazed UPVC windows overlooking the front. Bespoke under the stairs storage with hidden storage behind.. Sliding glass panel doors leading to kitchen. Carpeted stairs leading to 1st floor, TV and telephone ports and radiator.

Kitchen

A good selection of wall and floor storage cupboards with white fronted cupboards with dark wood worktop. Space for freestanding fridge freezer and under the counter washing machine. Sink basin with chrome mixer tap. Integrated four burner electric hob and integrated oven underneath. Double glazed UPVC window overlooking the garden with UPVC door leading to garden.



First Floor

Bedroom

2 built in wardrobes. Loft access. Built in cupboard over the stairs. Radiator. Double glazed UPVC window overlooking the front.

Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, circular sink basin with chrome mixer tap and low level paneled bath with Aqualisa thermostatically controlled riser shower. Large double glazed obscure glass UPVC window overlooking the rear. Heated mounted towel rail. Tile effect vinyl flooring. Extractor fan.

Exterior

Front Garden

Small pebbled area with step down leading to UPVC front door. Allocation for one car parking space.

Rear Garden

L shape garden which is mainly patio with small square grass area. Steps leading down to rear access. Easterly facing with countryside views

