



# 5, Oakdale

Welwyn Garden City,  
Hertfordshire, AL8 7QW  
Offers in Excess of £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS

**CALLING ALL INVESTORS & CASH BUYERS!!** This 3 bed End Of Terrace is in need of renovation but has great potential. With large living / dining room and rear garden this is a great place to start your property portfolio of your first family home.

- CASH BUYERS ONLY
- END TERRACE
- 3 BEDROOMS
- AL8 POSTCODE
- OFF STREET PARKING
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- VAILLANT BOILER
- LEASEHOLD WITH 41 YEARS REMAINING

## Ground Floor

### Entrance Hall

Laminate flooring, stairs to first floor, doors leading to living room and kitchen, thermostatically controlled radiator.

### Living / Dining Room

Carpeted, brick feature fire place, aluminium framed double glazed window overlooking the front, phone line, tv aerial port, French doors to garden, built in storage, door leading to kitchen. 2x radiator.

### Kitchen

Continuation of laminate flooring, door allowing side access from front, a selection of wall and floor storage cupboards, space for under the counter washing machine, space for free standing fridge freezer, intergrated hob and extractor hood over, intergrated double oven, 1 ½ stainless steel sink basin with mixer tap, door leading to small passage and which leads to downstairs w/c and door to garden, Aluminium framed double glazed window overlooking the front.

### Downstairs W/C

Low level w/c with dual flush, sink basin, wall mounted vaillant boiler, radiator. Frosted aluminium frazed double glazed window overlook the garden.

### First Floor

### Landing

Carpeted, doors to all rooms. Airing cupboard housing the water tank. Window letting in natural light.



## Master Bedroom

Carpeted, thermostatically controlled radiator, aluminium framed double glazed window overlooking the garden, phone line built in wardrobes.

## Bedroom Two

Carpeted, aluminium framed double glazed window overlooking the front, thermostatically controlled radiator.

## Bedroom Three

Carpeted, aluminium framed double glazed window overlooking the front, thermostatically controlled radiator, built in over the stairs storage.

## Bathroom

Three piece bathroom suite comprising of low level w/c, sink basin with pedal taps, panelled bath with electric shower over, radiator, mosaic style Lino flooring. Tiled wall, spotlights. Frosted aluminium framed double glazed window overlooking the side.

## Outside

### Front Garden

Driveway big enough for one car, large area under front window with grey chippings, could be converted to 2nd car park space. Aluminium front door and side door to Kitchen.

### Rear Garden

Steep sloped garden. Doors from living room and kitchen area. Quarter circle paved area for entertaining and steps leading up to next area. Next 2 tiers are mainly laid to lawn.

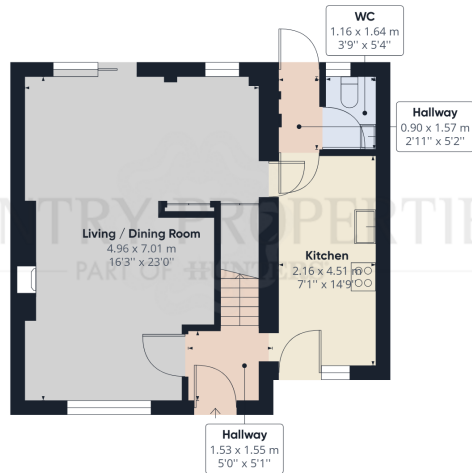
### Agents Notes

Tenure: Leasehold 41 Years remaining.  
NOTE: IDEALLY CASH BUYERS ONLY.  
OWNER HAS HAD A QUOTE FOR THE FREEHOLD, WILLING TO NEGOTIATE IN SALE PRICE.

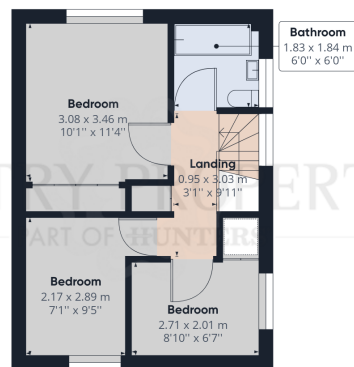
Council Tax Band: D £2121 P.A

EPC Rating: D





Ground Floor



Floor 1

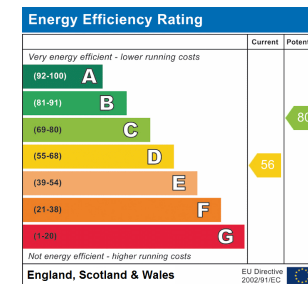


Approximate total area<sup>(1)</sup>  
79.39 m<sup>2</sup>  
854.55 ft<sup>2</sup>

(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.

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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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