



# 4, Chalk Dale

Welwyn Garden City,  
Hertfordshire, AL7 2AP  
Guide Price £450,000

country  
properties

## SO MUCH TO RECOMMEND FOR THE FAMILY..... Light, Space and Room to Grow!

- Cloakroom.
- 25' Living/Dining Room.
- Kitchen.
- Garage and Driveway.
- 3 Large Bedrooms.
- Bathroom With Shower.
- Double glazing.
- Secluded Garden and a Pleasant Outlook.

### Ground Floor

#### Entrance Lobby

Replacement double glazed door leading to the entrance lobby. Tiled flooring. Cupboard housing the gas and electric meters. Additional storage cupboard. Door to garage. Glazed door leading to the Entrance Hall.

#### Entrance Hall

Stairs to the first floor with recess below. Telephone point. Radiator. Glazed door to the Kitchen. Built in storage cupboard. Doorway to the Living/Dining room and door to Cloakroom.

#### Cloakroom

White suite comprising of a low level WC and a wash hand basin. Ceiling coving. Window. Radiator.

#### Living/Dining Room

25' x 11' 2" (narrowing to 9') (7.62m x 3.40m) A bright dual aspect room with replacement double glazed windows overlooking the front and double glazed patio doors overlooking the rear garden. The outlook to the front is very pleasant overlooking a small green. LIVING AREA: fitted gas fire. Television point. Ceiling coving. Three wall light points. Radiator.

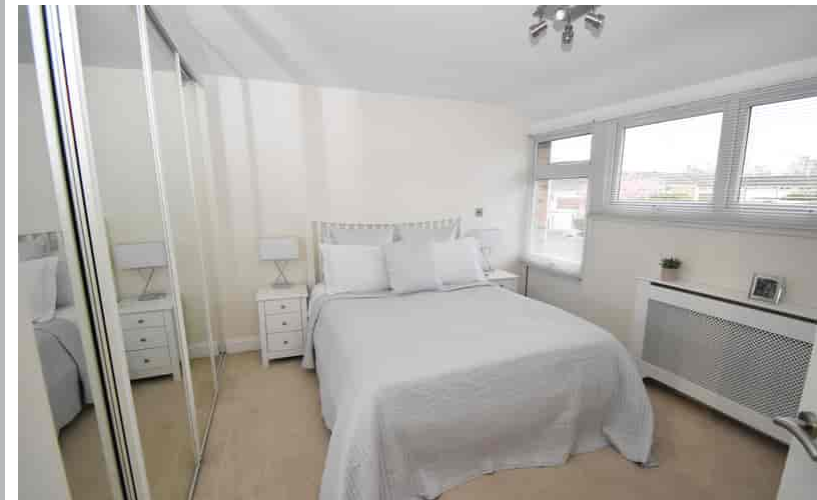
#### Kitchen

9' 4" x 9' 4" (2.84m x 2.84m) A bright room with double glazed window and secondary double glazed door to the rear garden. Radiator. Wall and floor cupboards. Roll top work surface. Double drainer stainless steel sink unit with mixer taps. Tiled flooring. Wall mounted gas central heating boiler. Plumbing for a dishwasher.

#### First Floor

#### Landing

Access to a loft storage space. Shelved linen cupboard housing a combination boiler. Doors to rooms.



## Master Bedroom

12' 8" x 10' 4" (3.86m x 3.15m) A very pleasant bright room with replacement double glazed windows overlooking the front with a pleasing open aspect overlook the green. Built in wardrobe. Ceiling coving. Radiator. Telephone point.

## Bedroom Two

12' 5" x 9' 9" plus wardrobes and door recess (3.78m x 2.97m) Replacement double glazed window overlooking the rear garden. Radiator.

## Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m) A large single room with replacement double glazed windows overlooking a pleasant wooded aspect. Built in storage cupboard/wardrobe. Telephone point. Radiator.

## Bathroom

White suite comprising of a panelled bath with shower over and tiled surround. Wash hand basin and low level WC. Replacement double glazed window. Radiator. Flooring in a tiled design.

## Outside

### Outside

The property is set back from the road with a small green to the front. Part of the later phase of this development on the Eastern edge of the Garden City. Characterised by wide verges and ample space between you and neighbouring homes.

## Front Garden

A lawned garden with well stocked flower and shrub beds. Hardstanding for one vehicle in front of the Garage.

## Garage and Utility Area

21' x 8' 4" (6.40m x 2.54m) Electrically operated up and over door. Light, power and plumbing for a washing machine. Note: This has recently been rewired.

## Rear Garden

Approximately 45ft in depth. A neat and pleasant place to spend time. Well screened to the rear with high hedging to the boundaries. Lawned garden, paved patio area and well stocked flower and shrub beds. Timber garden shed.

Agents note: these details have yet to be verified by the vendor and may be subject to amendment.

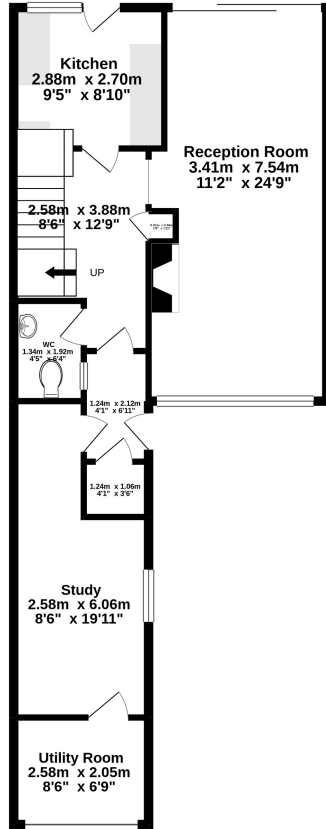
## Agents notes and Material information.

Council tax band C £2225 Welwyn and Hatfield council  
Freehold

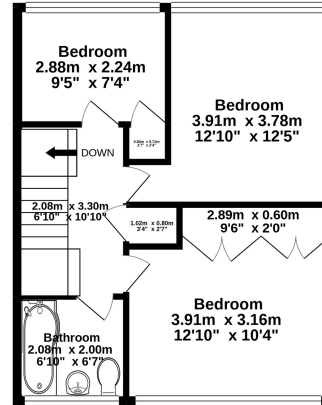
A terraced property of standard construction  
Mains gas, electric, water and sewage  
Broadband available up to 1000mbps  
Mobile phone signal good on all networks  
Flood risk very low



Ground floor  
65.4 sq.m. (704 sq.ft.) approx.



1st floor  
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA: 110.6 sq.m. (1190 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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