



356, Howlands  
Welwyn Garden City,  
Hertfordshire, AL7 4HD  
£425,000

country  
properties

3 Bedroom recently refurbished family home located on Howlands, close to shops and the QEII Hospital. The property has been refurbished in the last few years for the owners who are now looking to move locations so are letting the property out, available from the beginning of September.

- 3 Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Off road parking for 2 cars
- Private rear garden
- Chain Free

#### Ground Floor

##### Entrance Hall

Composite door with matching double glazed panel to side leading through into entrance hall with engineered oak floor. Stairs to first floor. Multi-pane glazed door to kitchen and door to living room.

#### Living Diner

Continuation of the engineered oak floor. Replacement UPVC double glazed window to front. Radiator. Television and telephone points. Ceiling coving, LED flat panel lighting.

Room for family dining table and chairs. full height panel radiator. Replacement UPVC double glazed French doors leading out onto garden and door leading to kitchen.



## Kitchen

Wood effect vinyl flooring. Wood effect vinyl square edged work top with grey fronted cupboards above and below. Pan drawers, pull out spice racks. Integrated stainless steel oven. Integrated stainless steel microwave. Integrated stainless steel four burner gas hob with extractor over. Automatic washing machine. Single bowl composite sink with mixer tap over. Lada cupboard sunken ceiling downlighters. Under stair storage cupboard. Radiator. Replacement UPVC double glazed window and door leading to rear garden.

## First Floor

### Landing

Loft access. Doors to rooms. Airing cupboard housing the recently refitted boiler.

### Bedroom One

Replacement UPVC double glazed window to front. Radiator. Built in wardrobe with hanging space within.

### Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Built in wardrobe with hanging space within.

## Bedroom Three

Replacement UPVC double glazed window to front. Radiator. Built in wardrobe with hanging space within.

## Bathroom

Refitted bathroom with ceramic floor and wall tiling, sunken ceiling downlighters and extractor fan.

Replacement. UPVC double glazed obscured glass window to rear. A white suite comprising of a low level dual flush WC, pedestal wash hand basin with mixer tap over and a panel bath with mixer tap and further riser shower rail with rainfall shower above. Wall mounted heated towel rail.

## Outside

### Front Garden

Block paved driveway providing off road parking for two vehicles with a hedge and border surround.

### Rear Garden

Mainly laid to lawn with a timber fence surround various flowers and shrubs to borders. Timber shed to rear. Two patio areas, one to the rear of the house and one to the very bottom of the garden.





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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