



6, Ellesfield

Welwyn,
Hertfordshire, AL6 9HB

Guide Price **£500,000**

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properties

This staggered extended terrace house is located within a short walk of the village centre positioned in a no through road location just outside the conservation area. The house has been extended over the years, and offers great scope for further updating.

Ground floor

Entrance Hall

Solid entrance door to hall with velux window, wood floor.

Cloakroom

Suite consisting, wc with wash hand basin, window to side.

Lounge

17' 5" x 16' 4" (5.31m x 4.98m)

Doors to rear garden , wood floor, two radiators, understairs cupboard.

Kitchen

18' 11" x 7' 11" (5.77m x 2.41m)

Range of base and eye level cupboards with wooden work surfaces housing Double bowl sink unit, Gas hob and two ovens, fitted extractor, integrated microwave, intergrated dishwasher, fridge and freezer, tiled floor, velux window , additional window to front.

first floor

Landing

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Window to front, radiator, door to en suite shower room.



Ensuite shower room

Suite consisting shower cubicle, wc wash hand basin, tiled surrounds, heated towel rail.

Bedroom Two

13' 11" x 8' 6" (4.24m x 2.59m) Built in wardrobes, window to rear, radiator.

Bedroom Three

12' 5" x 6' 6" (3.78m x 1.98m) Window to rear, radiator.

Bathroom

Suite consisting of bath with wash hand basin, wc, tiled surrounds, tiled floor, heated towel rail.

Outside

Front of house

To front, lawn area, hard standing for a two vehicles, access to garage.

Garage

18' 8" x 8' 8" (5.69m x 2.64m) Velux window, door to rear.

Rear garden

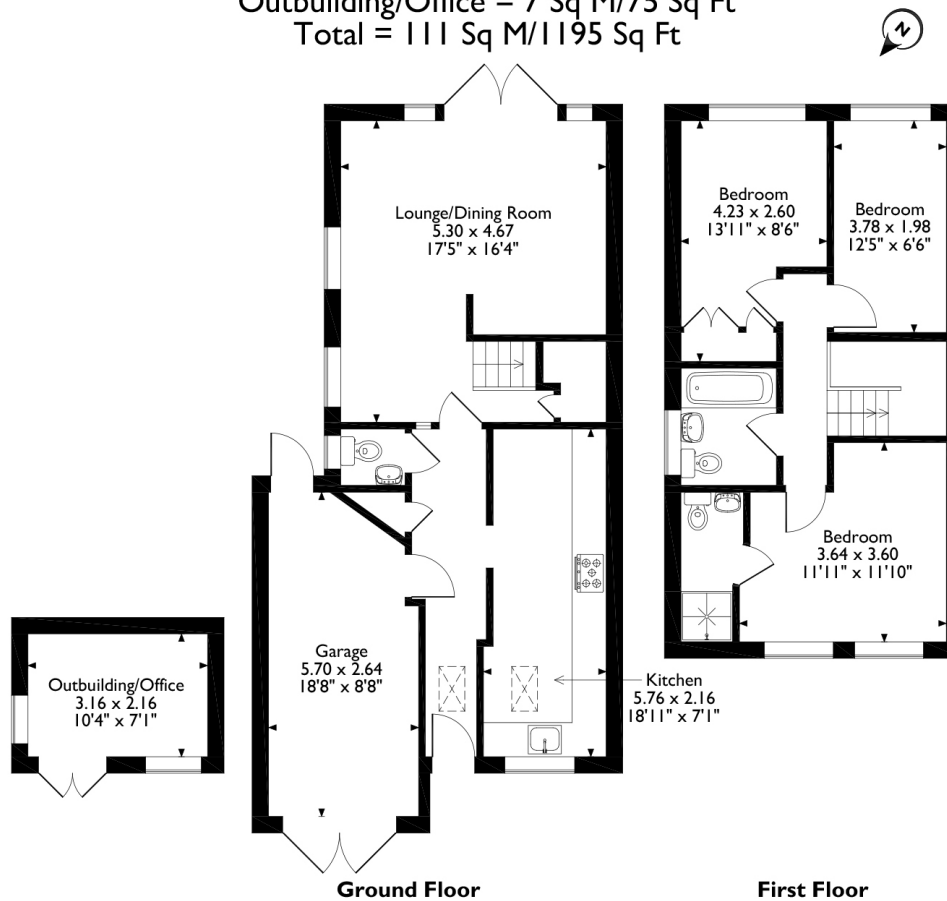
Southerly facing rear garden with decked terrace, lawn, flower beds, shrubs and borders, close interwoven fencing. To the rear of the garden is a home office.

Home office

10' 4" x 7' 0" (3.15m x 2.13m)



Ellesfield, Welwyn, Hertfordshire
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Outbuilding/Office = 7 Sq M/75 Sq Ft
 Total = 111 Sq M/1195 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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