



58, Runsley

Welwyn Garden City,
Hertfordshire, AL7 1NJ
Guide Price £475,000

country
properties

A READY MADE HOME... A semi detached home with 3 good sized bedrooms, refitted kitchen and bathroom, well proportioned family garden, driveway and electric car charging point, this really is a home you can just move into and enjoy.

- 3 good sized bedrooms
- Refitted Kitchen
- Refitted bathroom
- Study
- Good sized private garden
- Driveway and electric car charging point

Ground Floor

Entrance Hall

Replacement composite leaded light door leading through to entrance hall with laminate flooring, radiator, ceiling spotlights. Walkway through to living room. Stairs to first floor, cupboard housing metres and consumer unit and door to office.

Living Room

Replacement UPVC double glazed window to front, sunken ceiling downlighters, radiator, continuation of the wood effect laminate flooring, television and telephone points. Doorway through to dining room. Chimney breast with decorative recess.

Office

Replacement UPVC double glazed window to side. Room for office desk and chairs. Internet connectivity. Radiator.

Dining Room

Placement UPVC double glazed window to rear, sunken ceiling downlighters, continuation of the wood effect laminate flooring, radiator, room for dining table and chairs, archway through to kitchen.

Kitchen

Replacement UPVC double glazed window to rear. Replacement UPVC double glazed door to rear. Sunken ceiling downlighters. Worktop with grey fronted cupboards above and below with stainless steel bar style handles, stainless steel single bowl sink unit with mixer tap over. Space and plumbing for automatic washing machine. Integrated slim line dishwasher, space for tumble dryer and space for tall fridge/freezer. Integrated stainless steel electric oven with four burner gas hob over and extractor above. Ceramic wall tiling. Continuation of wood effect laminate flooring.



First Floor

Landing

UPVC double glazed window to side. Loft access, sunken ceiling downlighters, doors to rooms, airing cupboard with slatted shelving within.

Bedroom One

A double bedroom with ample room for a kingsize bed and freestanding wardrobes, replacement UPVC double glazed window overlooking the front garden. Radiator. Sunken ceiling downlighters.

Bedroom Two

A double bedroom with replacement UPVC double glazed window overlooking the front front garden. Radiator. Sunken ceiling downlighters.

Bedroom Three

Replacement UPVC double glazed window overlooking the rear garden. Radiator. Sunken ceiling downlighters.

Bathroom

Refitted bathroom comprising of a three piece suite with a low level dual flush WC, wash hand basin sat ontop of a wall hung large high gloss white fronted vanity cupboard with pan style drawers below. Panel bath with mixer tap and telephone style shower attachment plus further thermostatically controlled shower over. Wall mounted Chrome effect heated towel rail, sunken ceiling downlighters, extractor fan. Replacement. UPVC double glazed window to rear with etched glass, mirror fronted bathroom cabinet. Ceramic wall and floor tiling.

Outside

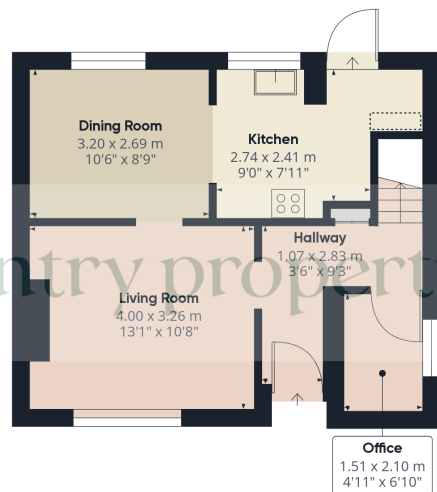
Front Garden

The front garden is mainly laid to lawn with a hedge surround, various flowers and shrubs to borders. Driveway providing off road parking for one vehicle. Pathway providing access to the side gate and access to the rear garden. Electric car charging point.

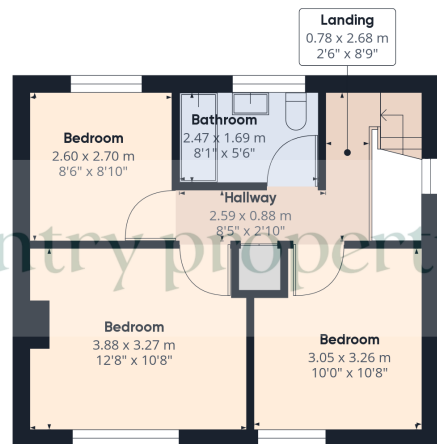
Rear Garden

Patio area with dwarf brick wall surround leading to extensive lawned garden with timber fence surround, timber shed, timber summer house, outside tap, outside power points, gated side access to the front.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

78.37 m²
843.6 ft²

Reduced headroom

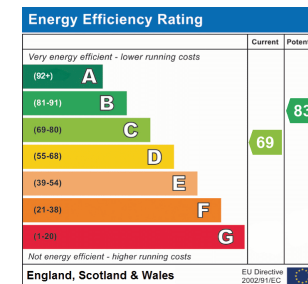
0.3 m²
3.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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