



81, Eddington Crescent

Welwyn Garden City,
Hertfordshire, AL7 4SX
Guide price £525,000

country
properties

Thoughtfully extended and refitted, this modern semi detached home offers 3 bedrooms and 2 bathrooms inside and a garage conversion with a further bedroom and ensuite, a refitted kitchen and 2 good sized reception rooms.

- Chain Free
- 3/4 bedroom semi detached home
- Backs onto fields
- 3 bathrooms (2 en suite)
- Ground floor extension
- Refitted kitchen diner

Ground Floor

Entrance Hall

Double glazed door leading into entrance hall with wood effect laminate flooring, stairs to first floor, doors to cloakroom and living room, radiator, ceiling coving.

Cloakroom

UPVC double glazed window with obscured glass to front. Continuation of the wood effect laminate flooring. A low level dual flush WC, pedestal wash hand basin with mixer tap over, radiator, ceramic wall tiling to splash back area.

Living Room

UPVC double glazed Georgian style window to front radiator, continuation of the wood effect laminate flooring, ceiling coving, under stair storage cupboard, door to kitchen diner.

Kitchen / diner

A refitted kitchen with regal blue fronted cupboards, with quartz worktop, upstands and splashback behind cooker area, A 5 burner stainless steel gas hob with stainless steel chimney style extractor above, under cupboard worktop lighting, integrated stainless steel oven, microwave and grill. Space for American style double fridge freezer. Island unit with matching regal blue fronted cupboards and quartz worktop with stainless steel inset sink and mixer tap over. Integrated dishwasher and waste bins. Cupboard concealing the refitted Vaillant gas boiler, range of cupboards and draws with further breakfast bar area below the Island unit. This is open plan to a dining area with radiator, ceiling downlighters and an open archway leading through to the family room.

Family room

Forming part of a rear extension, we have the continuation of the wood effect vinyl laminate flooring, a sloping ceiling extension with three double glazed VELUX roof windows, Television and telephone points, radiator, bifold doors leading out onto the rear garden. Sunken ceiling downlighters.

First floor

Landing

Loft Access. Doors to bedrooms, bathroom and airing cupboard with mega flow pressurised hot water cylinder and slatted shelving over within.



Bedroom 1

UPVC double glazed Georgian style window to front. Radiator, ceiling coving, sunken ceiling downlighters. Built in double wardrobe with shelf and hanging space within, telephone and Internet points, Door to ensuite.

Ensuite

UPVC double glazed Georgian style window with obscured glass to front, ceramic floor and wall tiling, sunken ceiling downlighters, extractor fan, radiator, wall mounted electric shaver point, a white suite comprising of a pedestal wash hand basin with mixer tap and pop up waste. Low level dual flush WC, Walk in shower cubicle with thermostatically controlled handheld shower within. Wall mounted vanity cupboard.

Bedroom 2

UPVC double glazed Georgian style window to rear. Radiator sunken ceiling downlighters.

Bedroom 3

UPVC double glazed Georgian style window to rear. Radiator sunken ceiling downlighters.

Family Bathroom

Ceramic floor and wall tiling. UPVC double glazed Georgian style window with obscured glass to side. Radiator, electric shaver point. A three piece suite comprising of a dual flush low level WC, pedestal wash hand basin with mixer tap and pop up waste, panelled bath with mixer tap and shower attachment, glass shower screen and shower curtain, Sunken ceiling downlighters, extractor fan.

Outside

Front Garden

Surrounded by a timber picket fence and gate with pathway to front door, slate shingle front garden with driveway to side providing off-road parking for two to three vehicles

Rear Garden

The rear garden consists of an extensive flagstone patio area with side passage, Timber framed gate leading to the driveway. Hot and cold outside taps, large timber shed. The rest of the garden is covered in decorative bark with a concrete post and timber fence surround and backs onto open fields. There's a door into garage storage area and to the converted part of the garage.

Garage conversion

Utility/ store room

The garage has been converted to a Bedroom with ensuite shower, as well as a utility/storage room. The front of the garage has an up and over door a pitched roof with eaves storage and is set up as a utility and store room with space and plumbing for automatic washing machine and a tumble dryer. Wood affect laminate flooring.

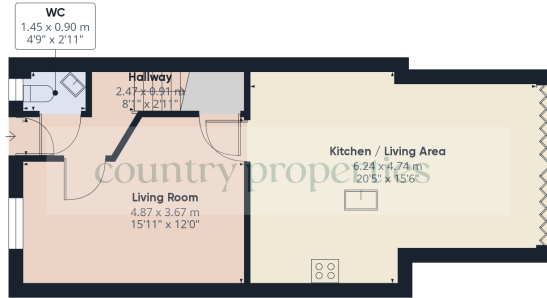
Bedroom 4

The rear 3/4 portion of the garage has been converted to a bedroom with wood affect flooring. Double glazed UPVC door and window to side, sunken ceiling downlighters, radiator which is serviced from the property's main central heating system and a door through to an ensuite shower room.

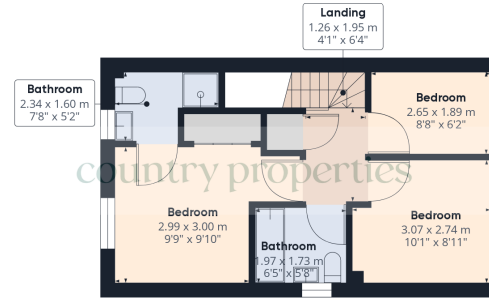
Ensuite

Low level dual flush WC, wash hand basin set within a high gloss fronted white vanity unit and mixer tap over, walk in shower cubicle with thermostatically controlled riser shower, ceramic wall tiling within sunken ceiling downlighters, extractor fan, wall mounted chrome effect heated towel rail, ceramic floor tiling.

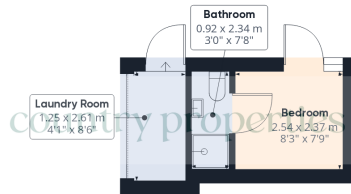




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

94.75 m²
1019.87 ft²

(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.
Calculations are based on RICS IPMS 3C standard.

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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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