

Thistle Grove  
Welwyn Garden City,  
Hertfordshire, AL7 4AQ  
Guide Price £550,000



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Viewing by appointment only

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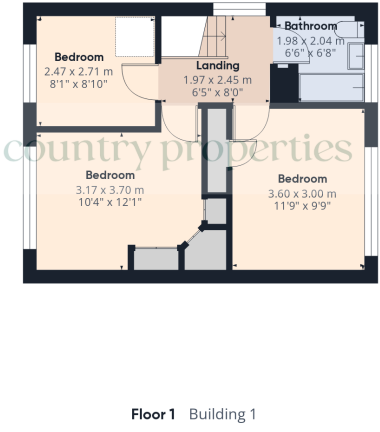
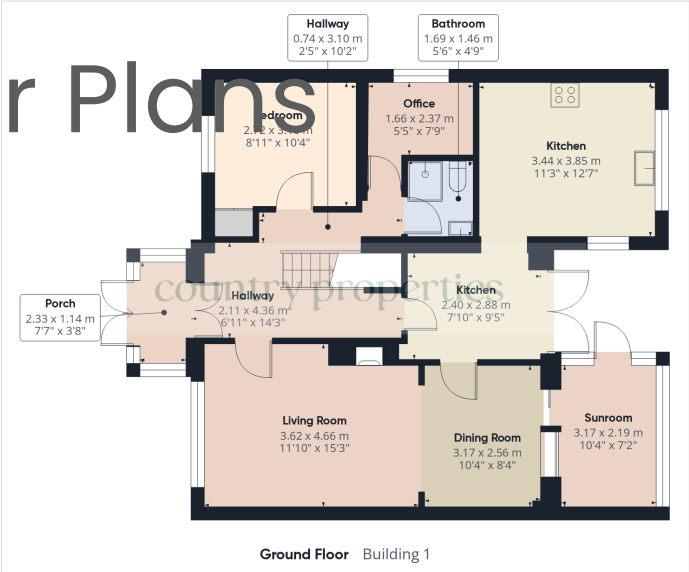


A well-maintained and spacious extended 3/4 bedroom property offering flexible living in a convenient residential location. With a generous layout across two floors, this property is ideal for families, those working from home, or anyone looking for extra space. Outside, you'll find a private rear garden with decking, lawn, and a garden shed, off-road parking and garage-en-bloc.

- 3/4 BEDROOM SEMI DETACHED
  - GARAGE EN-BLOC
  - DOWNSTAIRS SHOWER ROOM
  - HOUSE BACKS ONTO TO HOLWELL HYDE FISHING LAKES WITH LOVELY WALKS
- OFF ROAD PARKING
  - EXTENDED
  - SPACIOUS KITCHEN AND LIVING ROOM



# Floor Plans



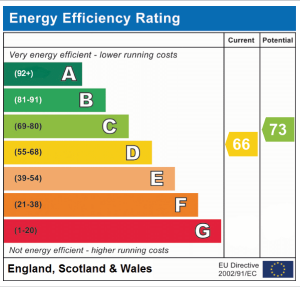
**Approximate total area<sup>(1)</sup>**

133.4 m<sup>2</sup>  
1435 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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.





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## GROUND FLOOR

### Porch

Tiled porch area with wall-mounted light and double-glazed uPVC windows overlooking the front driveway.

### Hallway

Laminate flooring with doors leading to all ground floor rooms. Includes under-stairs storage cupboards housing the electrical fuse board and meter. Wall-mounted thermostat and radiator.

### Downstairs Bedroom

Carpeted bedroom with a double-glazed uPVC window to the front and a radiator beneath. Features a built-in wardrobe and TV aerial point.

### Downstairs Shower Room

Three-piece suite comprising a low-level WC with dual flush, sink basin with chrome mixer tap and vanity unit, and an electric shower within a glass cubicle. Tiled walls and floor, sunken ceiling downlighters, extractor fan, and heated towel rail.

### Downstairs Office

Carpeted office space with a double-glazed obscure uPVC window to the side, skylight, ethernet point, and wall-mounted radiator. Sunken ceiling downlighters.

### Breakfast Room

Double-glazed uPVC French doors lead to the rear garden. Wall-mounted radiator, open archway to the main kitchen and a door leading to the dining area.

### Kitchen

Continuation of flooring from the breakfast room area. Fitted with a range of wall and base units with wood-effect frontage, integrated Hotpoint dishwasher, and space for a freestanding washing machine and hob with matching extractor hood, stainless steel sink with mixer tap, tiled splash-back, dual-aspect double-glazed uPVC windows overlooking the garden, wall-mounted radiator, water softener and sunken ceiling downlighters

### Living Room

Carpeted living room with a double-glazed window overlooking the front driveway with radiator beneath. Includes an electric fireplace, telephone and internet points. Open archway leads into the dining room.

### Dining Room

Carpeted dining area with wall-mounted radiator and open archway connecting to the lounge.

### Sun Room

Accessed via sliding doors, this space features tiled flooring, double-glazed uPVC windows, and exposed brickwork.



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FIRST FLOOR

Landing

Carpeted landing with access to all first-floor rooms, loft hatch and a double-glazed obscure uPVC window to side.

Bedroom 1

Spacious, carpeted master bedroom with built-in wardrobes, a large double-glazed window overlooking the front driveway, wall-mounted radiator and TV aerial point.

Bedroom 2

Carpeted bedroom with a large double-glazed uPVC window overlooking the rear garden and radiator beneath. Includes a cupboard housing the water tank with additional storage above.

Bedroom 3

Carpeted bedroom with a double-glazed uPVC window to the front, radiator and TV aerial point.

Bathroom

Three-piece suite including a low-level WC with dual flush, sink basin with chrome hot and cold taps, bathtub with chrome mixer tap and shower over. Features a glass shower screen, heated towel rail, extractor fan, sunken ceiling downlighters, tiled floor and walls. Double-glazed uPVC obscure window to the rear.



External

Rear Garden

Accessed from the dining room, the rear garden features a decked seating area. Further leading down to a lawned area, surrounded by fencing and hedges. A large garden shed sits at the rear, offering extra storage. Side access leading to a garage-en-bloc

Front Garden

Blocked paved front garden with parking for 3 cars and a hedge surround.

