



# 17, Ethelred Close

Welwyn Garden City,  
Hertfordshire, AL7 3QF  
Guide Price £380,000

country  
properties



A READY MADE HOME...This two bedroom End Of Terrace home with garage en bloc, refitted kitchen and bathroom really is ready to move into, so book a viewing make an offer and get ready to move to your new home.

- 2 bed End of Terrace home
- Refitted Kitchen
- Refitted Bathroom
- Garage Enbloc
- Wider than average plot for the road
- Good sized Living room

## Ground Floor

### Entrance Porch

Composite leaded light door leading through into entrance porch with quarry tile floor and then further glazed door leading through to entrance

### Entrance Hall

Laminate flooring. Stairs to 1st floor. Doorways through to kitchen and living room. Under stair storage recess.

### Living Room

Continuation of laminate flooring, dado rail, radiator, television and telephone points hatch through to kitchen. UPVC replacement double glazed sliding patio doors to rear garden.

### Kitchen

Laminate square edge work top with white high gloss fronted cupboards above and below and integrated induction hob. Further double electric oven below with extractor fan over. Space for tall fridge freezer, stainless steel single bowl sink unit. Space and plumbing for automatic washing machine. Radiator. Continuation of laminate flooring, ceramic wall tiling, replacement UPVC double glazed window to front.

## First Floor

### Landing

Doors to bedrooms. Loft access with drop down hatch and ladder door to airing cupboard with pre lagged hot water tank and slatted shelving within.

### Bedroom 1

Replacement UPVC double glazed window to rear. Built in wardrobes with shelf and hanging space within. Radiator.



## Bedroom 2

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

## Bathroom

A refitted white suite comprising of a panel bath with mixer tap and further electric shower over. Glass shower screen, low level dual flush concealed cistern WC, wash hand basin inset within a vanity cupboard with high gloss doors below and mixer tap over. Wall mounted chrome effect heated towel rail. Ceramic floor and wall tiling, Sunken ceiling downlighters. Axia extractor fan and replacement UPVC double glazed window to side with obscured glass.

## Outside

### Front Garden

Front garden is mainly laid to lawn with the footpath to the front door and providing access to a bin store area. Hedge surround.

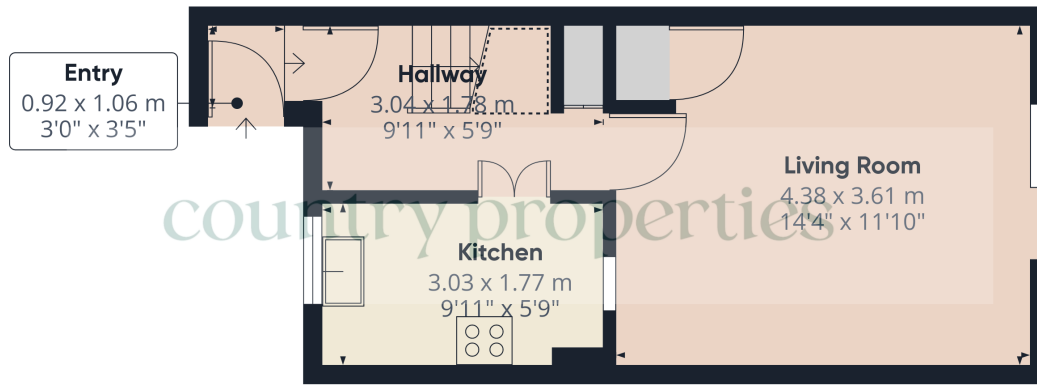
### Rear Garden

A larger than average plot for the road, mainly laid to lawn with various flowers and shrubs to borders pebbles too. Borders flagstone patio area to the rear of the property and leading to the side where there's a gated side access providing. Foot traffic to the front.

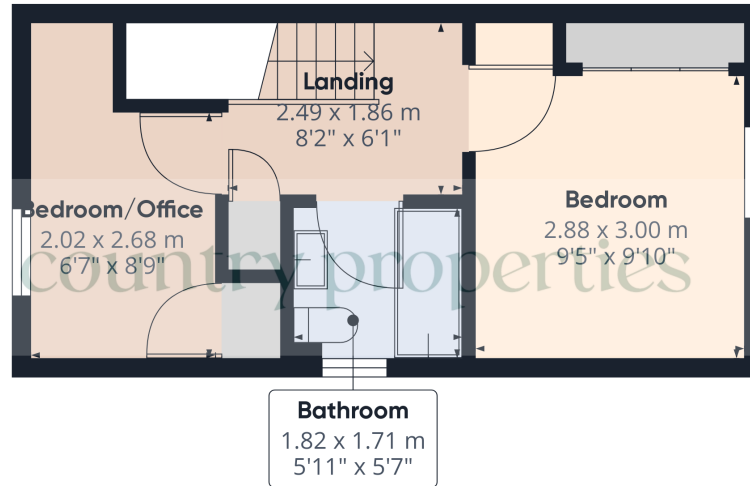
### Garage

Single garage on block with up and over door.





Ground Floor



Floor 1



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

51.88 m<sup>2</sup>  
558.4 ft<sup>2</sup>

**Reduced headroom**

1.27 m<sup>2</sup>  
13.66 ft<sup>2</sup>

(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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