



# 10, The Crescent

Welwyn,  
Hertfordshire, AL6 9JQ

Guide Price **£455,000**

country  
properties

This nicely presented three bedroom end terrace house, features gardens to front and rear providing great scope for extension subject to planning The house is located just north of the village centre close to the local M and S store/garage, and is within walking distance of the village centre. It over looks a green and provides parking to the side for two vehicles.

## Ground floor

### Entrance Hall

Glazed paneled entrance door to hall, doors to dining room and lounge.

### Lounge

16' 11" x 9' 11" (5.16m x 3.02m)  
Window to front, cupboard housing meters, radiator.

### Dining Room

10' 5" x 8' 11" (3.17m x 2.72m)  
Window to front, radiator, opens to Kitchen.

### Kitchen

13' 6" x 7' 6" (4.11m x 2.29m)  
Range of base and eye level cupboards with sink unit integrated appliances consisting of gas hob with extractor above, built in oven, dishwasher, understairs cupboard, window to side, radiator.

### Utility room/cloakroom

Plumbing for washing machine, wc and wash basin.

### First floor

### Landing

Access to bedrooms and bathroom, hatch to loft.



### Bedroom One

13' 3" x 10' 0" (4.04m x 3.05m)  
Range of fitted wardrobes,  
window to front, built in airing  
cupboard, radiator.

### Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)  
Window to front, radiator.

### Bedroom Three

7' 7" x 7' 6" (2.31m x 2.29m)  
Window to rear, radiator.

### Bathroom

Suite consisting of bath plus  
shower, pedestal wash basin, wc,  
tiled surrounds, radiator.

### Outside

#### Front of house

The front garden is laid mainly to  
lawn with shrubs and borders.

#### Side of house

To the side of the house there is  
hard standing for two vehicles.

### Rear Garden

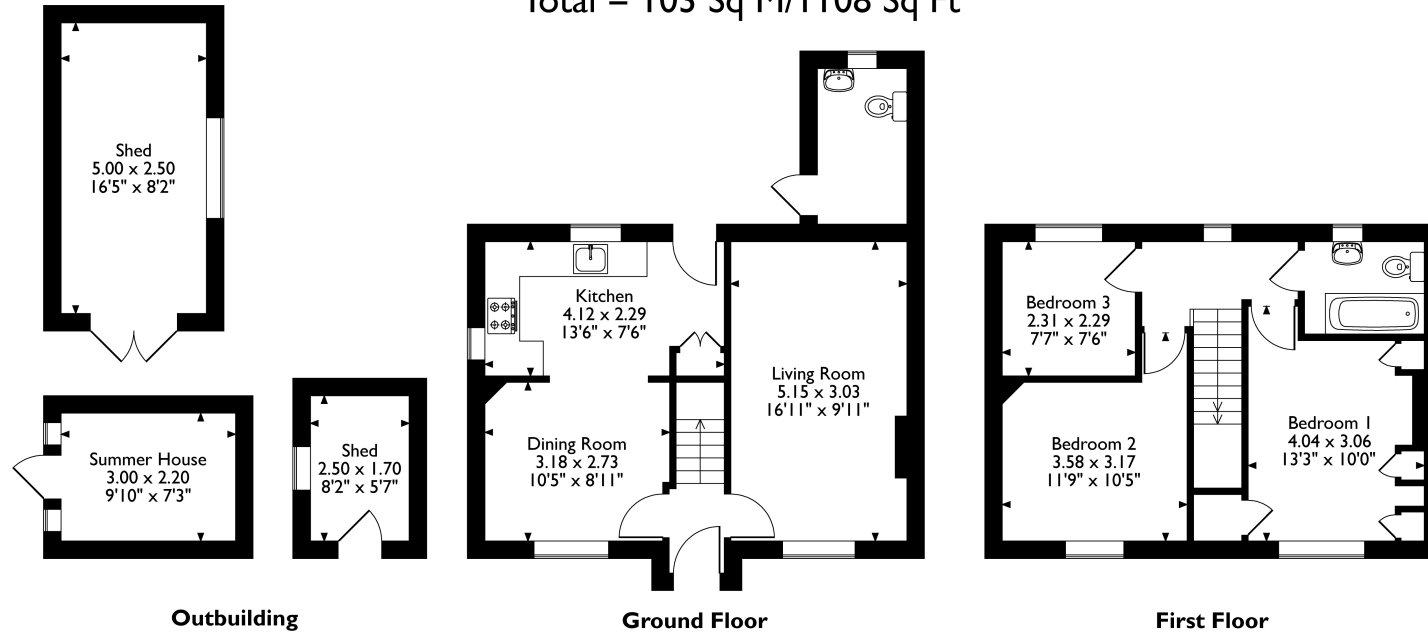
Sizable rear garden with paved  
terrace, extensive lawn, flower  
beds, shrubs, two sheds,  
screening hedges and close  
interwoven fencing.

#### Summer house

9' 10" x 7' 3" (3.00m x 2.21m) Part  
sound proofed.



10 The Crescent, Welwyn  
 Approximate Gross Internal Area  
 Main House = 75 Sq M/807 Sq Ft  
 Outbuildings = 28 Sq M/301 Sq Ft  
 Total = 103 Sq M/1108 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		87
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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