



14, Ellesfield

Welwyn,
Hertfordshire, AL6 9HB

Guide Price **£550,000**

country
properties

An opportunity to purchase this immaculately presented extended end terrace house which is located within a short walk of the village centre.

Ground floor

Reception Hall

Glazed panel entrance door to hall built in cupboard, tiled floor, radiator.

Cloakroom

Suite consisting wc wash hand basin, tiled surrounds, radiator, window to side,

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m) Re fitted kitchen consisting base and eye level cupboards with double bowl sink unit, integrated oven, grill and microwave, fitted extractor, integrated fridge/freezer, dishwasher, window to front, tiled surrounds.

Study

6' 4" x 5' 3" (1.93m x 1.60m) Wood style floor.

Dining room

11' 1" x 8' 5" (3.38m x 2.57m) Doors to garden, wood style floor, understairs storage area, radiator.

Lounge

15' 5" x 15' 2" (4.70m x 4.62m) Sliding patio doors to garden, window to side aspect, wood style floor, radiators.

First floor

Landing

Hatch to loft, built in airing cupboard.



Bedroom One

15' 4" x 8' 11" (4.67m x 2.72m)

Window to front with lovely views, built in wardrobes, radiator.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m) Window to rear, fitted wardrobes, radiator.

Bedroom Three

11' 11" x 6' 5" (3.63m x 1.96m) Window to rear, radiator.

Bathroom

White suite consisting bath with shower, pedestal wash hand basin, wc, heated towel rail, high level window, tiled floor.

Outside

Front of house

To the front, the property is predominantly paved for hard standing with driveway leading to garage. Access to side leading to rear garden.

Integral garage

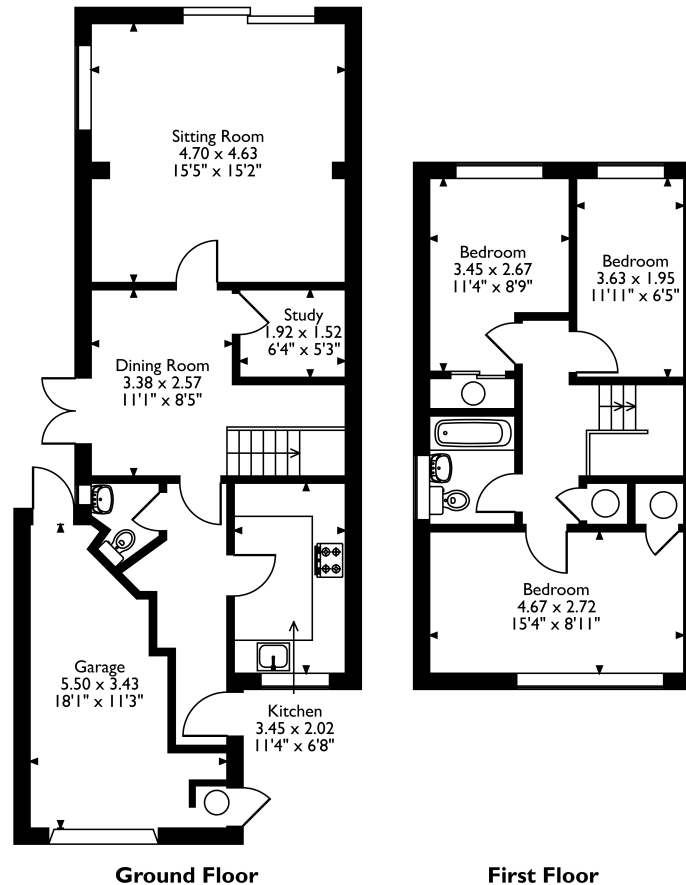
18' 1" x 11' 3" (5.51m x 3.43m) With up and over door power and light.

Rear garden

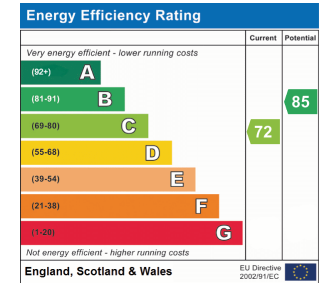
Patio doors from lounge to rear garden with decked terrace, steps up to higher level with borders, additional paved terrace to capture the late pm and evening sun.



14 Ellesfield, Welwyn, Hertfordshire
 Approximate Gross Internal Area
 Main House = 94 Sq M/1011 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 107 Sq M/1151 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.



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

Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ

T: 01438 716471 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

country
properties