



8, Cole Green Lane

Welwyn Garden City,
Hertfordshire, AL7 3PW
£600,000

COUNTRY PROPERTIES
PART OF HUNTERS

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Early Garden City home charm and an opportunity to make a home your own. This early garden city 3 bedroom semi with Garage and parking is in need of some modernisation but offers so much potential.

- 3 good sized bedrooms
- Kitchen Breakfast room
- Orangery
- Private rear garden
- Early garden city design
- Chain Free
- Garage and parking for 3 cars
- Living Room and separate Dining room

Ground Floor

Entrance Proch

A brick and UPVC entrance porch with double glazed UPVC French doors leading in, Parquet floor with step up to front door, lighting within.

Entrance Hall

Stairs to first floor, under stair storage cupboard, door to kitchen/diner and door to living room, radiator.

Living Room

Replacement UPVC double glazed walk-in Bay window to front, television and telephone points, radiator, ceiling coving, built in range of storage and display cupboards, open walkway to dining room.

Dining Room

Polished wood strip flooring, radiator, window to conservatory door to kitchen/breakfast room, ceiling coving, UPVC French doors leading to conservatory.

Conservatory

Brick and UPVC built style orangerie with UPVC double glazed windows to rear, Aluminium sliding patio door to rear garden, television point, various wall light points, polycarbonate lean to style roof.

Kitchen/Breakfast Room

Laminate roll edge work top with cupboards above and below, single bowl sink unit with mixer tap over, space and plumbing for washing machine and dishwasher, space for cooker with extractor over and under worktop, fridge and separate freezer, replacement UPVC double glazed windows to side and rear providing a panoramic view of the garden. Water softener, radiator, breakfast bar with cupboards below, door to covered side passage.

Covered Passage

Part glazed door leading to further covered passageway with door to front, further doors to cloakroom, garage and rear garden, UPVC double glazed window to rear, polycarbonate roof, ceramic floor tiles.



Cloakroom

Low level WC, wall mounted wash hand basin with mixer tap, ceramic floor and wall tiles, electric heater, sunken ceiling down lighters, window to side.

First Floor

Landing

Replacement UPVC double glazed window to side, loft hatch with drop down ladder, doors to bedrooms and bathroom, airing cupboard housing gas boiler within and slatted shelving.

Bedroom One

Replacement UPVC double glazed Georgian style window to front, telephone point, wall light point, range of built in solid timber wardrobes with shelf and hanging space within, built in dressing table and cupboards above, radiator.

Bedroom Two

Replacement UPVC double glazed Georgian style window to rear, wall light point, radiator, range of built-in wardrobes with overhead units and further chest of draws.

Bedroom Three

Replacement UPVC double glazed Georgian style window to rear, range of built-in wardrobes with shelf and hanging space and further overhead storage, radiator, extractor fan, sunken ceiling downlighter.

Bathroom

Replacement UPVC double glazed Georgian style window to side with obscured glass, a refitted bathroom suite, comprising of large walk in shower cubicle with rainfall shower over and further handheld body shower, wash hand basin with mixer tap over, insert in a vanity cupboard below, low level dual flush WC with concealed system, ceramic wall tiling, turn around sunken ceiling down-lighters, extractor fan, wall mounted bathroom cabinet with integrated light within.

Outside

Garage

Larger than average garage in both width and length, with single up and over door to front, light and power within, door to side passage, replacement double glazed window to rear.

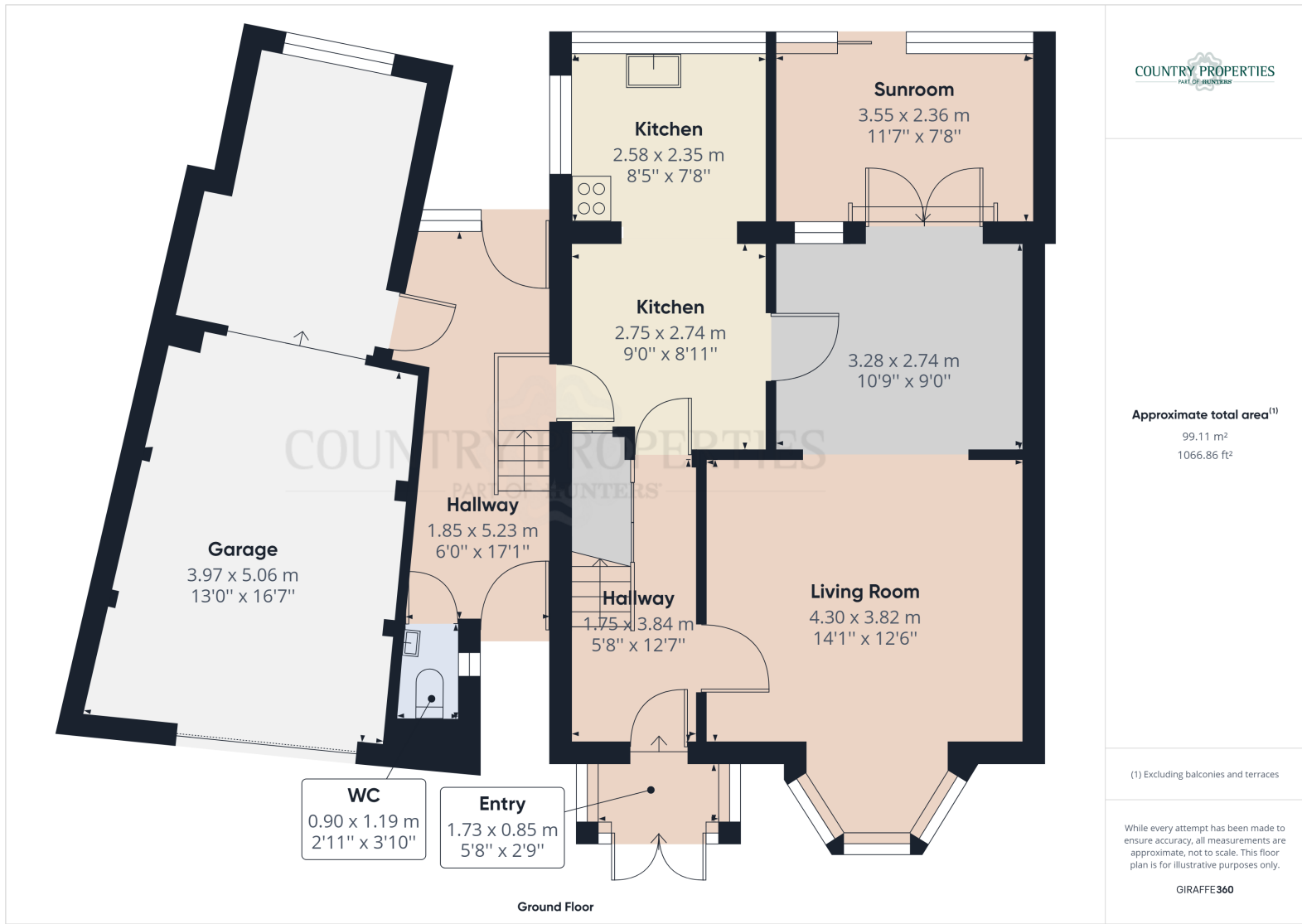
Rear Garden

Mainly laid to lawn with extensive patio area, covered pergola, timber fence surround, various flowers and shrubs to borders, decorative slate wall, outside tap.

Front Garden

Block paved drive for up to 2 cars leading to garage, path to front, hedge surround, decorative slate area with flowers and shrubs to borders.





(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.

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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