



8, Reynards Road

Welwyn,
Hertfordshire, AL6 9TP
Guide Price £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

1920's semi detached house located in quite private road standing in grounds of just over half an acre.

- Private road location
- In need of general refurbishment
- Three bedrooms
- Double garage
- Great potential to extend S.T.P.P
- Constructed in the 1920's
- Outbuilding to rear
- Grounds extending to just over half an acre

Ground floor

Reception Hall

18' 10" x 7' 6" (5.74m x 2.29m)
Glazed panelled entrance door with stained glass panels to hall, two understairs cupboards, radiator.

Lounge

15' 6" x 13' 9" (4.72m x 4.19m) Bay window to front, fireplace, radiator.

Dining Room

13' 2" x 13' 0" (4.01m x 3.96m) Bookshelves, opens to study/lobby.

Study/lobby

12' 0" x 11' 0" (3.66m x 3.35m) Door to front, oil fired boiler, windows to rear, door to garage.

Kitchen

11' 10" x 8' 2" (3.61m x 2.49m) Max. Range of base and eye level cupboards consisting single drainer sink unit, cupboards and drawers below, tiled surrounds, window to rear.

Conservatory

12' 6" x 7' 6" (3.81m x 2.29m) Doors to garden.



First floor

Landing

13' 6" x 7' 7" (4.11m x 2.31m) Built in cupboard, hatch to loft.

Bedroom One

14' 6" x 13' 4" (4.42m x 4.06m)
Lovely views across adjoining countryside, built in wardrobes, radiator.

Bedroom Two

Windows to two aspects, wardrobe, radiator.

Bedroom Three

9' 0" x 7' 3" (2.74m x 2.21m) Window to front with lovely views, radiator.

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m) Roll top bath with shower, wash hand basin, wc, window to rear, built in airing cupboard, radiator.

Outside

Gardens

The overall plot extends to just over half an acre and is laid to lawn with mature trees, borders, flower beds and shrubs.

Outbuilding

16' 10" x 12' 0" (5.13m x 3.66m) To the rear of the house is an outbuilding.

Double Garage

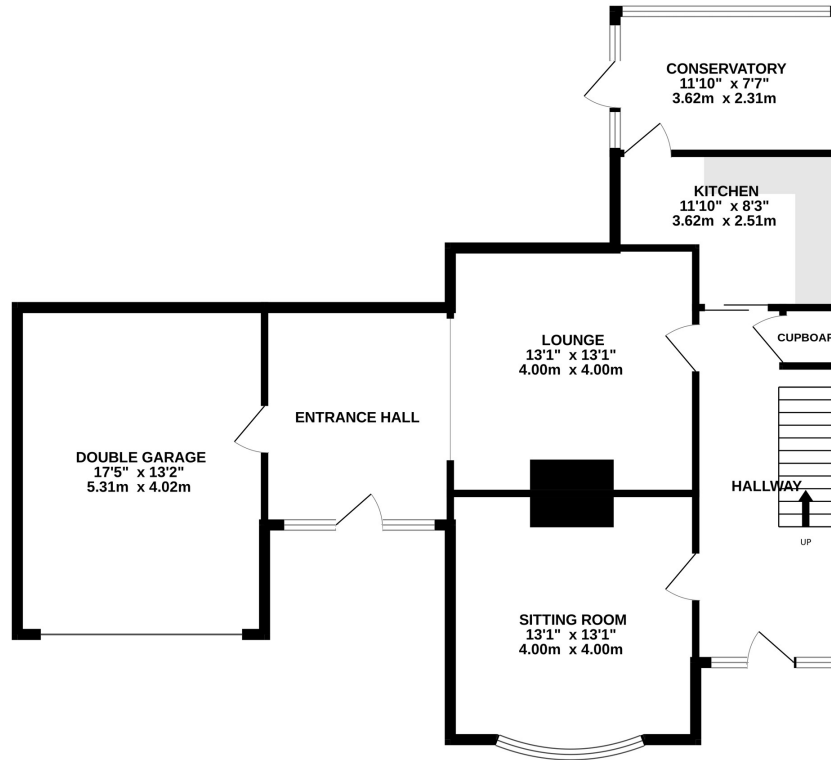
18' 6" x 15' 9" (5.64m x 4.80m) The garage is to the side of the house with concertina doors, further door to rear.

Agents notes

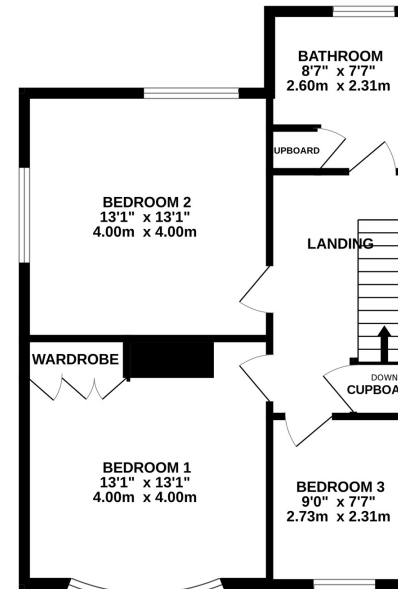
There is a modest annual payment towards the up keep of the private road.



GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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