



# 1, Great North Road

Welwyn Garden City,  
Hertfordshire, AL8 7TH

Offers In Excess Of £540,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Spacious and inviting..... This spacious CHAIN FREE property boasting three DOUBLE bedrooms, also benefitting from FOUR receptions as well and has everything including downstairs shower room, ample off street parking and offers easy access to City centre, local park and the A1(M) serving London and the North.

#### Hallway

Via part double glazed entrance door, fitted radiator, side aspect double glazed window, stairs to first floor landing, doors leading off to:

#### Study

Front aspect double glazed window, fitted radiator, laminate wood flooring, coved cornice to textured ceiling.

#### Lounge

Front aspect double glazed window, fitted radiators, laminate wood flooring, brick built chimney breast, bi folding double glazed door to:

#### Conservatory

Half brick base with dual aspect double glazed windows and door to rear garden, fitted radiator, power points.

#### Shower Room

Shower cubicle with rainfall shower unit over, heated towel rail, low level WC, wash hand basin, fully tiled walls.

#### Playroom

Front aspect part double glazed door, dual aspect double glazed windows, fitted radiator, laminate wood flooring, double glazed French doors to rear garden.



### **Kitchen**

Side aspect double glazed window. Range of Matching wall and base units with worksurfaces over incorporating one and half bowl stainless steel single drainer sink unit with mixer taps. Space for appliances, fitted cooker hood, complementary tiling to splashback areas, tiled flooring.

### **First Floor Landing**

Access to loft space, doors leading off to:

### **Bedroom One**

Rear aspect double glazed window, built in wardrobes with sliding mirror fronted doors, fitted radiator, picture rail.

### **Bedroom Two**

Dual aspect double glazed windows, fitted radiator, exposed beams.

### **Bedroom Three**

Side aspect double glazed window, fitted wardrobes, fitted radiator, picture rail.

### **Bathroom**

Side aspect double glazed obscure window. Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment, low level WC, wash hand basin with vanity unit below, fully tiled walls, heated towel rail, airing cupboard housing Gas boiler and immersion heater.

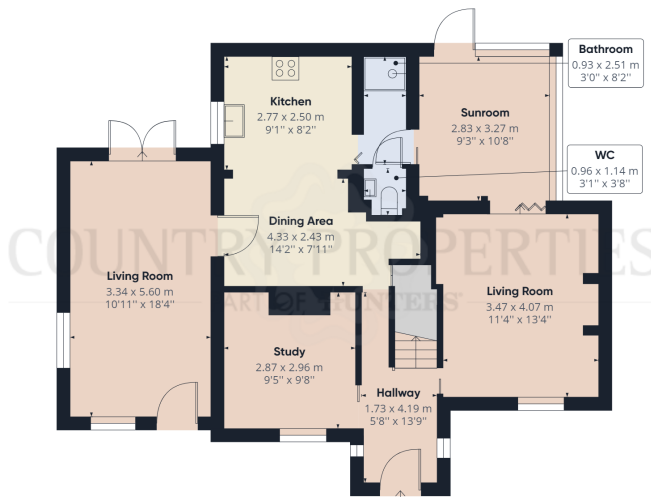
### **Rear Garden**

Mainly laid to lawn with perimeter fencing, gated access to front, hardstanding for garden shed.

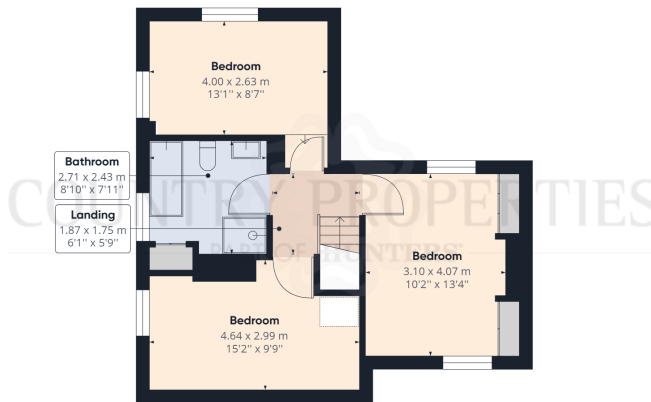
### **Front Garden**

Blocked paved to accommodate off street parking.





Ground Floor



Floor 1

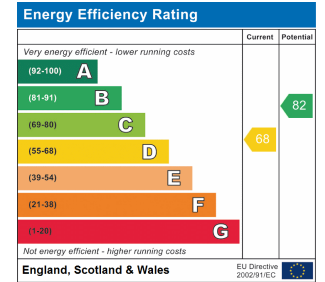


Approximate total area<sup>(1)</sup>  
 126.40 m<sup>2</sup>  
 1360.52 ft<sup>2</sup>

(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.

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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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