



8, Lords Wood

Welwyn Garden City,
Hertfordshire, AL7 2HF
Guide Price £450,000

country
properties

A BRILLIANT SPACIOUS FAMILY HOME!! This very spacious 3 bed EXTENDED semi detached is offered to you CHAIN FREE!! This house comprises of large living area, Kitchen, Dining Room and 2 double bedrooms. Also a garage hiding a Gym and Sauna!! Off road parking for 1 car this property is a real gem.

- CHAIN FREE
- 3 BEDROOMS
- SEMI DETACHED
- EXTENDED
- WARM AIR HEATING SYSTEM
- CLOSE TO LOCAL AMENITIES
- PANSHANGER LOCATION
- OFF ROAD PARKING
- GYM & SAUNA IN GARAGE

Ground Floor

Entrance Hall

Laminated flooring, glass door leading into living room, double glazed UPVC windows overlooking the front.

Living Room

Carpeted, phone line & TV aerial port, double glazed UPVC window overlooking the front which lets in a lot of natural light to the living room, gas effect feature fireplace, obscure glass double doors leading to stairs which leads to the first floor, door leading to kitchen, opening leading into the extension which homes the dining room.

Dining Room

Continuation of carpet from living room, double glazed sliding patio doors leading to rear garden, laminated wood flooring leading to side access with obscure glass double glazed UPVC door.

Kitchen

Country themed kitchen comprising of light wood stained wall and floor storage cupboards, tiled effect vinyl flooring, breakfast bar, patterned glass windows looking into the dining room, wood effect worktops, Mosaic tiled splash backs, double glazed UPVC door leading to garden, double glazed UPVC windows overlooking the garden, deep country style sink with mixer tap, space for freestanding oven, a selection of integrated appliances including a Bosch freezer and Bosch fridge, Hotpoint washing machine and a Siemens dishwasher, spotlights. Warm air central heating system.



First Floor

Landing

Carpeted, doors leading to all rooms, loft access with pull down ladder, door leading to airing cupboard housing the water tank, warm air vent.

Master Bedroom

UPVC windows overlooking the front, carpeted, built in sliding mirrored wardrobes, warm air vent.

Bedroom Two

Carpeted, double glazed UPVC windows overlooking the front, warm air heating system vents in ceiling.

Bedroom Three

Carpeted, double glazed UPVC window overlooking the garden, warm air heating vent.

Bathroom

Three piece bathroom suites comprising of walk-in corner shower with thermostat control shower, sliding mirror doors, low level sink basin with chrome mixer tap with storage underneath, low level WC with dual flush, fully tiled with wall mounted heated towel rail, obscure double glazed UPVC windows overlooking the garden, spotlights, wall mounted mirror with spotlights over.

Outside

Front Garden

Mainly laid to lawn, paved pathway leading to front and side access, off road parking for one car, UPVC door leading to entrance hall.

Rear Garden

Doors leading from dining room and kitchen to large decking area for entertaining, opening leads to a mainly laid to lawn area with sheds in left hand corner and another decking area in right hand corner, pathed area leading to side gate access, outdoor power.

Garage

Laminated flooring, currently being used as a home gym with home built sauna at the back.

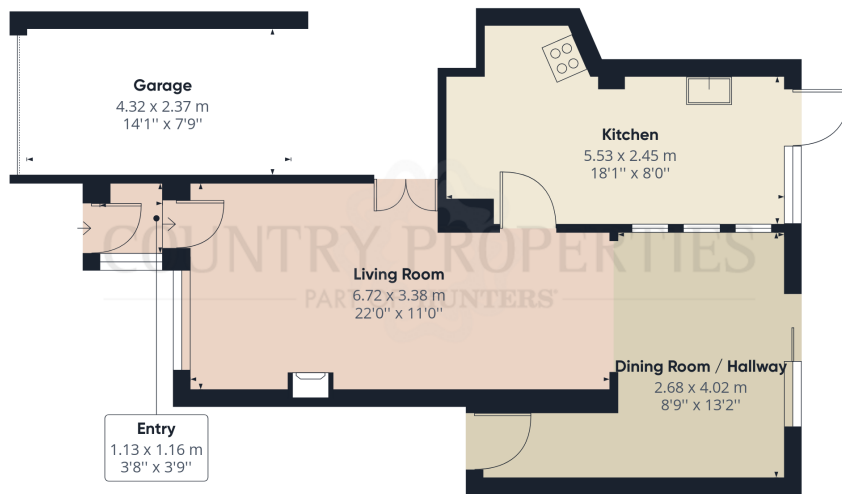
Agents Notes

Tenure: Freehold

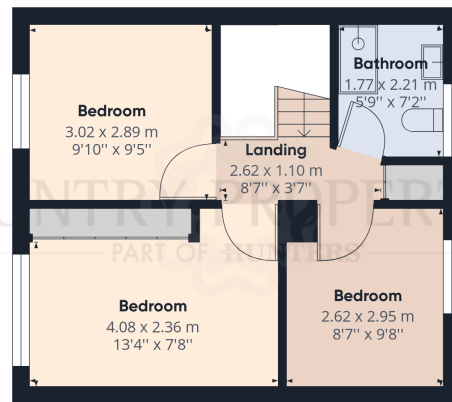
EPC: Rating: E

Council Tax Band: D £2121 P.A.



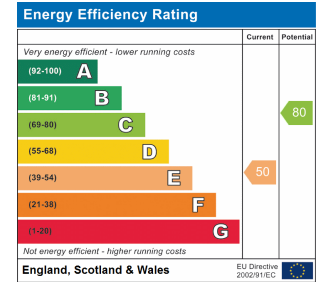


Ground Floor



Floor 1

COUNTRY PROPERTIES
PART OF HUNTERS



Approximate total area⁽¹⁾

87.00 m²
936.47 ft²

(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

Viewing by appointment only

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