



# 9, Rooks Close

Welwyn Garden City,  
Hertfordshire, AL8 6JT  
£550,000

country  
properties

A short stroll to the town.. Located on the popular Longcroft Estate, this 3 bedroom end terraced home with drive and garage benefits from a corner plot giving it a wider than average garden. The property needs some updating but is a good prospect for someone who wants to be close to the town.

- Sought after West Side Location
- Garage and Parking
- Largest plot on the road
- 3 Bed end terraced home
- Refurbished kitchen
- located within walking distance of the town centre

## Ground Floor

### Entrance Hall

Part glazed hardwood door leading into entrance hall with timber flooring. Ceiling coving. Doors to cloakroom and living room.

### Cloakroom

Ceramic floor tiling. Low level WC. Wall mounted wash hand basin. Timber framed, double glazed multi-pane window to side. Radiator. Ceiling coving.

### Living Room

Wood flooring. Stairs to first floor. Television and telephone points. Ceiling coving. Multi pane, double glazed timber framed windows to front. Radiator.

### Kitchen/Diner

A white fronted shaker style kitchen with laminate roll edge worktop. Integrated stainless steel electric oven with stainless steel four burner gas hob over and extractor above. Ceramic floor and wall tiling. Timber framed double glazed window to rear. Timber framed multi pane double glazed door and matching window to side leading to rear garden. Radiator. Ceiling coving. Room for dining table and chairs. Wall mounted gas boiler. Stainless steel 1 ½ bowl sink unit with mixer tap over. Space and plumbing for automatic washing machine. Space for tall fridge/freezer.



## First Floor

### Landing

Doors to rooms. Airing cupboard housing a pre lagged hot water tank.

### Bedroom One

Timber framed multi pane double glazed window to rear. Radiator. Built in wardrobe with shelf and hanging space within.

### Bedroom Two

Double glazed timber framed multi pane window to front. Radiator. Built in wardrobe with shelf and hanging space within.

### Bedroom Three

Timber frame, double glazed, multi pane window to front. Loft access.

### Bathroom

Three piece bathroom suite comprising of a low level WC. Pedestal wash hand basin. Panel bath with electric shower over. Ceramic wall tiling. Radiator. Timber framed double glazed multi pane window to rear with obscured glass. Extractor fan.

## Outside

### Front Garden

Footpath leading to the front door. Holi hedge surround. Flowers and shrubs to borders. Access to drive and garage.

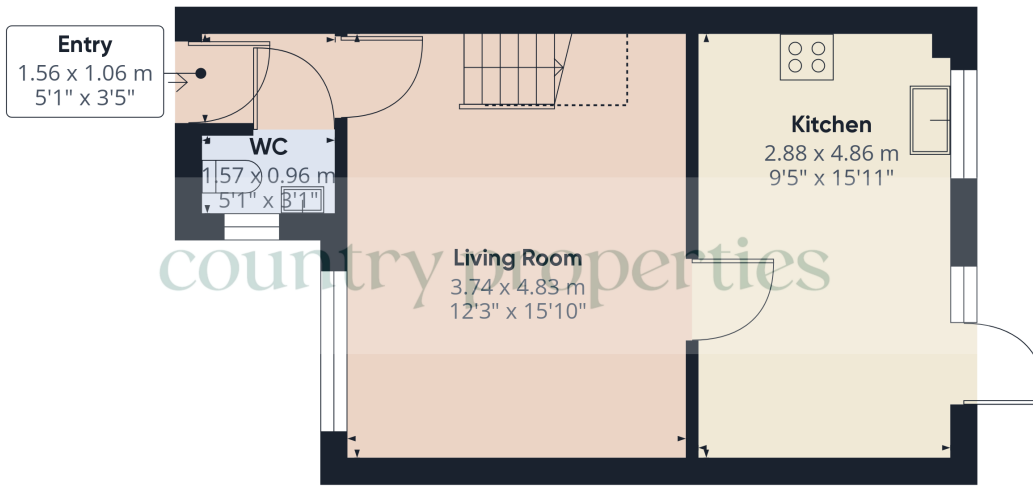
### Rear Garden

Mainly laid to lawn with a timber fence and hedge surround. Gated side access leading to the side of the garage and to the front of the property. Extensive patio area. Outside tap and security lighting.

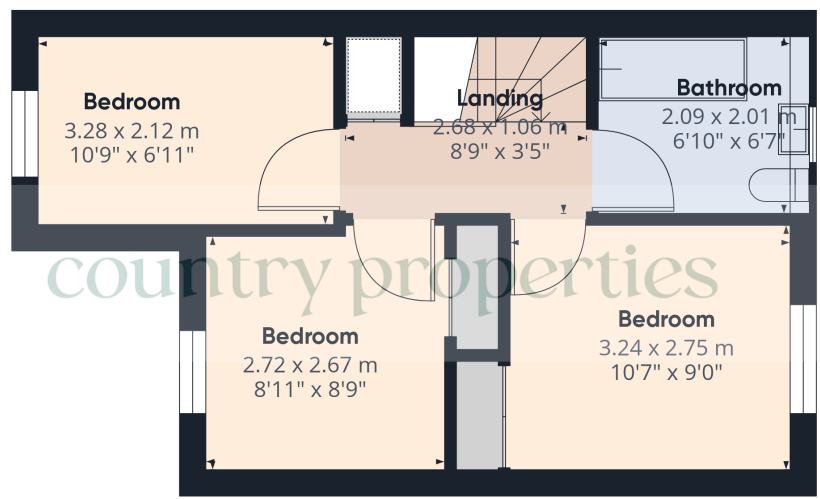
### Garage

A single garage with up and over door. Driveway for one vehicle to the front.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
67.31 m<sup>2</sup>  
724.52 ft<sup>2</sup>

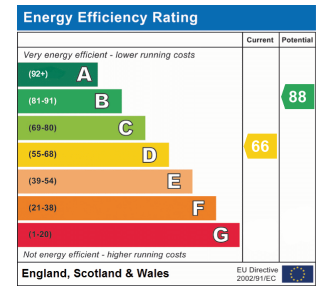
**Reduced headroom**  
1.24 m<sup>2</sup>  
13.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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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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