



# The Glade

Welwyn Garden City,  
Hertfordshire, AL8 7LG  
Offers Over £650,000

COUNTRY PROPERTIES  
PART OF HUNTERS



# THE RAREST OF OPPORTUNITIES ON THE 'WEST SIDE'..

Substantial, first floor, three bedroom, two bathroom apartment with additional loft conversion, garage and off road parking for three vehicles set in one of the premier Sherrardspark

## Locations First Floor Apartment

- Three Spacious Bedrooms
- Two Bathrooms with En-suite to Master Bedroom
- Spacious Kitchen/Diner
- Garage with Off Road Parking for Three Vehicles
- Schools: Templewood: 0.2 Miles & Applecroft: 0.7 Miles
- 0.4 Miles to John Lewis
- Train Station: 0.6 Miles

## GROUND FLOOR

### Entrance Hall

Entry via single glazed front door with frosted glass leading through to the entrance hall. Stairs to first floor. Radiator.

## FIRST FLOOR

### Landing

Double glazed window to the front aspect. Two radiators. Access to loft. Door to large storage cupboard housing a wall based gas boiler, hot water cylinder and fuse boxes. Doors to all rooms. Concealed door leading through to a staircase rising to master bedroom.

### Living Room

Large double glazed window to the rear aspect. Wood flooring. TV and power points. Radiator. Fitted storage unit with cupboards under.

### Kitchen

A fully fitted kitchen with a range of matching wall and floor cupboards with wood worktop over, inset with a stainless steel one and a half bowl sink unit. Bosch five ring gas hob with double Bosch oven and Zanussi extractor hood over. Integrated dishwasher and washing machine. Integrated fridge and freezer. Tiled flooring. Two double radiators. Recessed ceiling spot light down lighters. A dual aspect room with double glazed windows to the side and rear aspects. Two double glazed doors opening up to Juliet balconies to both side and rear aspects.

### Second Bedroom

A dual aspect room with double glazed windows to the side and rear aspects. Fully carpeted. TV and power points. Double radiator.

### Third Bedroom

Double glazed window to the rear aspect. Fully carpeted. Double radiator. Door to built-in storage cupboard.



## Family Bathroom

Comprising of a four piece suite with a tiled panel bath with chrome mono block mixer taps and shower attachment. Shower cubicle with sliding glass door and rainfall shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Fully tiled flooring and part tiled walls. Extractor fan. Two double glazed windows with obscure glass to the front and side aspects.

## SECOND FLOOR

### Master Bedroom

Large double glazed window to the front aspect. Two Velux windows to the rear aspect. Large walk-in storage cupboard. Door to eaves storage. Radiator. Door to en-suite shower room.

### En-suite to Master Bedroom

Comprising of a fitted shower cubicle with rainfall shower unit over and handheld shower attachment. Low level WC. Pedestal wash hand basin with shaver point. Heated towel rail. Fully tiled flooring with part-tiled walls. Extractor fan. Recessed ceiling spot light down lighters. Double glazed window with obscure glass to the side aspect.

## EXTERIOR

### Front Garden

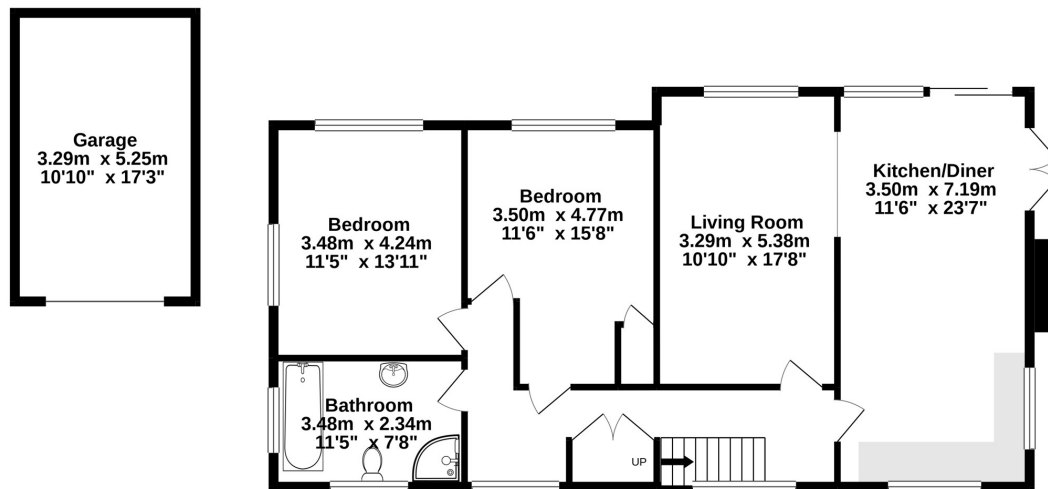
The garden is mainly laid to lawn with mature trees and shrubs. To the side there is further lawn area with hedge borders and a block paved pathway leading to the front door.

### Garage and Driveway

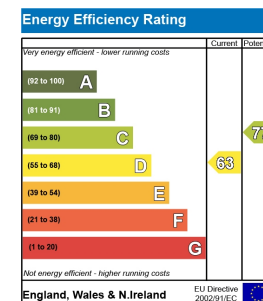
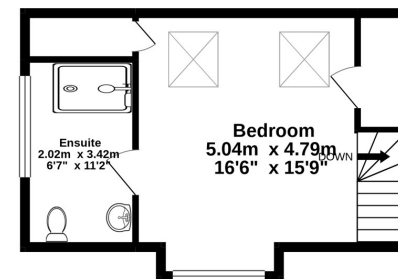
A detached brick built garage with metal roller door. Single glazed window to the side aspect. Driveway providing off road parking for up to three cars.



First Floor  
112.1 sq.m. (1206 sq.ft.) approx.



Second Floor  
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA : 143.3 sq.m. (1542 sq.ft.) 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.  
Made with Metropix ©2020

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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

COUNTRY PROPERTIES  
PART OF HUNTERS