



# 46, Holwell Road

Welwyn Garden City,  
Hertfordshire, AL7 3RQ  
Offers in Excess of £425,000

country  
properties



This beautifully presented three-bedroom home offers modern style and practical living. The ground floor features a bright lounge, kitchen/diner with integrated appliances and a handy downstairs W/C. Upstairs are three well-proportioned bedrooms and a four-piece bathroom suite with underfloor heating. With French doors opening to a south facing garden and a driveway for two vehicles this move-in-ready home is perfect for first time buyers, families or professionals.

- 3 BED TERRACE HOME
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SOUTH FACING GARDEN
- DRIVEWAY FOR 2 CARS
- 4 PIECE BATHROOM SUITE
- CLOSE TO TRAIN STATION
- FREEHOLD!!
- CLOSE TO LOCAL SHOPS AND AMENITIES

## GROUND FLOOR

### Entrance Hall

Entrance hall with wood flooring. Access to all ground floor rooms. Wall-mounted radiator. Stairs leading to the first floor and an understairs storage cupboard. Small cupboard housing electrical fuse board and meter.

### Living Room

Accessed from the entrance hall, the lounge features carpeted flooring and a double-glazed window to the front with radiator beneath.

### Kitchen/Diner

A modern kitchen featuring variety of white-fronted units with marble-effect worktops and a continuation of the wooden flooring from the entrance hall. Integrated appliances include a Bosch slimline dishwasher, Beko washing machine, NEFF induction hob with extractor fan over and a John Lewis oven. Space for an American-style fridge freezer and wine cooler. Stainless steel mixer tap over sink basin, tiled splashback, and recessed ceiling downlighters.

The kitchen opens into a bright dining area with a wall-mounted radiator and uPVC French doors leading out to the rear garden. Double-glazed uPVC window to the rear. Cupboard housing Worcester boiler.



## Downstairs W/C

Conveniently located under the stairs, comprising a two-piece suite with low-level WC (dual flush) and wash basin with chrome mixer tap. Small vanity cupboard above sink, extractor fan.

## FIRST FLOOR

### Landing

Carpeted stairs lead to a landing with access to all first-floor rooms and the loft.

### Bedroom 1

A generous master bedroom with carpet flooring. Double-glazed uPVC window overlooking the rear garden allowing plenty of natural light and a wall-mounted radiator beneath.

### Bedroom 2

A good-sized double bedroom with carpet flooring, double-glazed window overlooking the front of the property and radiator beneath.

### Bedroom 3

Carpeted bedroom with double-glazed window overlooking the front, radiator beneath and built-in storage cupboard over the stairs.

## Bathroom

Modern four-piece suite comprising a low-level WC with dual flush, sink basin with chrome mixer tap and vanity unit beneath, bathtub with mixer tap and shower attachment and separate glass shower cubicle with rainfall shower. Additional features include underfloor heating, heated towel rail, extractor fan, shaver point, sunken ceiling downlighters and double-glazed obscure windows to the rear. Door leading to a storage cupboard

## EXTERNAL

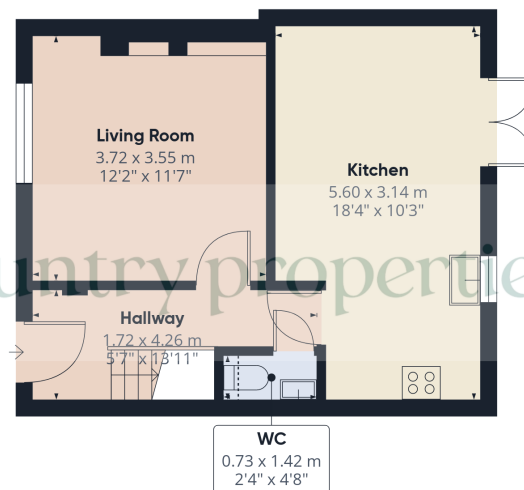
### Rear Garden

French doors from the kitchen open to a decked area with outdoor tap, lighting and bin storage. Further leading to a lawned area with flower beds running along the side, leading to a gated rear access opening onto a playing field behind the property. Includes a shed with power and lighting and shared gated side access.

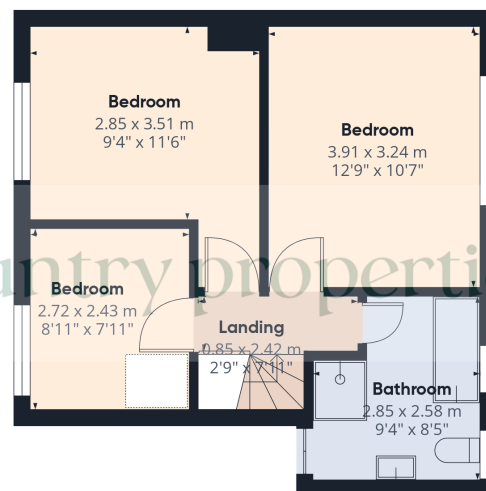
### Front garden

Driveway providing off-road parking for two vehicles.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>  
811 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>  
2 ft<sup>2</sup>

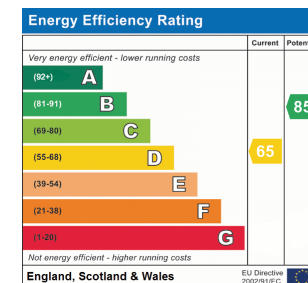
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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