



15, Chalk Dale

Welwyn Garden City,
Hertfordshire, AL7 2AP
Offers in Excess Of £490,000

country
properties

ROOM FOR THE GROWING FAMILY!!! This larger than average end of terrace house has everything you need for the growing family. Three double bedrooms and a large single. Living room, dining room, downstairs w/c with garage and off street parking for two cars. Close to local amenities this property is not to be missed!!

- 4 bedroom house
- Close To Local Shops And Amenities
- Off Road Block Paved Parking for 2/3 Cars
- Garage
- 3 Double Bedrooms
- Cloakroom
- 2 Reception rooms
- Good sized rear garden
- End Of Terrace

Ground Floor

Entrance Hall

Entry via double glazed front door opening through to entrance hall. Stairs to first floor which are carpeted.. Wood effect laminate flooring. Radiator. Door to cloakroom. Door to living room.

Living / Dining Room

Double glazed window to the front aspect. Carpeted flooring. TV and power points. Radiator. Phone lines. Door to under stairs storage cupboard. Opening through to dining area. As you enter into the dining room you have double glazed doors to the rear garden. Fully carpeted. Radiator. Door leading into the Kitchen.

Downstairs W/C

Comprising of low level WC. Wash hand basin with chrome mixer tap. Grey tiled flooring. Radiator. Fully tiled walls. Double glazed window with obscure glass to the front aspect.

Kitchen

Wood effect laminate flooring. Wood effect roll edge worktops. Plenty of wall and floor mounted storage cupboards. White fronted cupboards with round wooden knob handles. Space for under the counter washing machine and dishwasher. Space for free standing fridge freezer. Two built in storage cupboards. Cream ceramic tiles halfway around kitchen and also being used as the splash back. Built in gas hob with extractor hood over. Built in Hotpoint oven. Dual aspect double glazed UPVC windows overlooking the garden. Thermostatically controlled radiator. Stainless steel sink basin with Chrome taps. Door leading to front garden.

First Floor

Landing

Carpeted. Doors to master bedroom, 2nd bedroom, 3rd bedroom, 4th bedroom and bathroom. Airing cupboard with cistern tank. Loft access.



Master Bedroom

Carpeted. Thermostatically controlled radiator. Built in wardrobe. Double glazed UPVC window overlooking the front.

Bedroom 2

Oak effect laminate flooring. Radiator. Dual aspect double glazed UPVC windows overlooking the garden and front

Bedroom 3

Laminate effect vinyl flooring. Radiator. Double glazed UPVC window overlooking the garden. Built in wardrobe.

Bedroom 4

Carpeted. Built in storage cupboard. Double glazed UPVC window overlooking the front. Thermostatically controlled radiator

Bathroom

This lovely bathroom contains a four piece bathroom suite. Bath with chrome taps and shower over. Low level WC with dual flush. Sink basin with chrome mixer tap. Wall and floor mounted storage cupboards. Fully tiled walls. Electric power shower in shower cubicle with glass sliding doors. Heated towel rail. Spotlights.

Exterior

Front Garden

The property benefits from a block paved driveway providing off road parking for two/three vehicles. Mainly laid to lawn with hedge to boundary. Outside tap

Rear Garden

Seating area providing space for outside dining and entertaining. Mainly laid to lawn. Outside tap. Shed. Fence to boundary. Door access to the garage,

Agents Notes

Council Tax: Band D

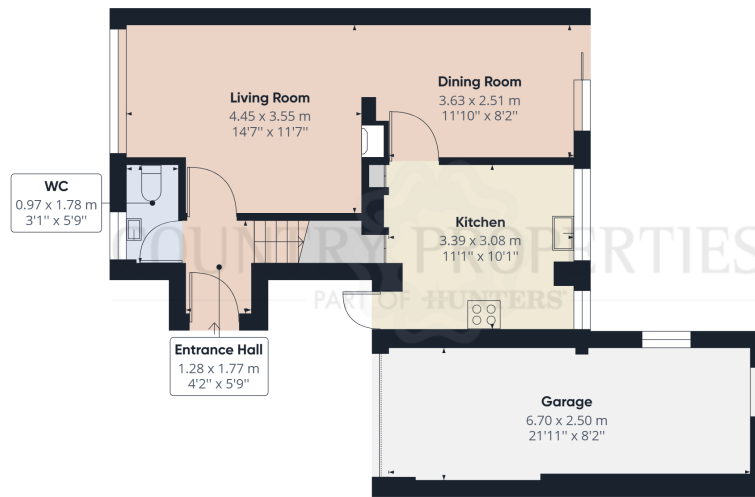
EPC Band: E (45)

Property Tenure: Freehold

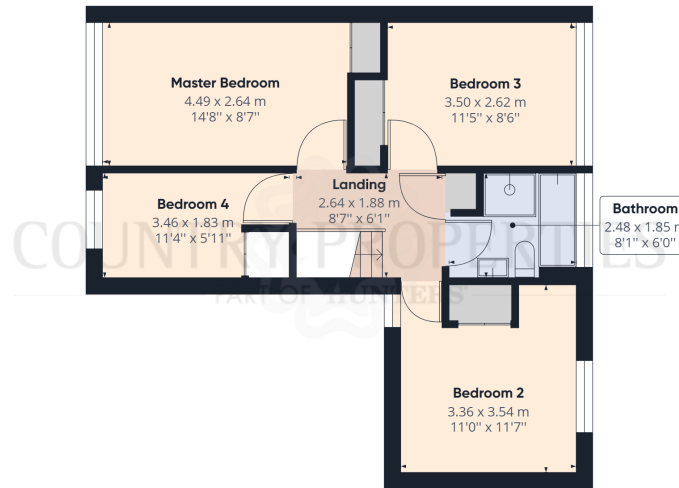
Flood Risk: Very Low

UPRN: 100080973243





Ground Floor



Floor 1

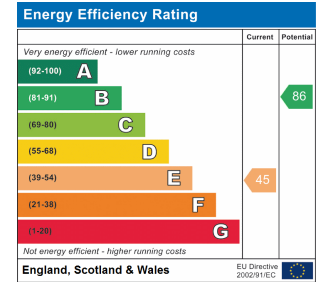
Approximate total area⁽¹⁾

106.68 m²
1148.29 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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