

An aerial photograph of a residential property. The main house is a single-story building with a brown tiled roof and a small skylight. It is surrounded by lush green trees and shrubs. In the foreground, there is a paved driveway with two cars parked: a dark grey Volvo station wagon and a silver car. To the right of the driveway is a two-car garage with a white roller door and a flat roof. A black metal gate is visible on the right side of the property. The background shows more houses and dense foliage.

## 7, Willow Grove

Welwyn Garden City,  
Herts. AL8 7NA

**Guide Price £775,000**

country  
properties



Located in a sought after West side cul de sac, overlooking a green, this modernised 4 bed detached bungalow offers good sized family accommodation, close to sought after schools, parkland and within easy access of the town, two train stations and motorway links.

- 4 BED DETACHED BUNGALOW
- NORTH WEST SIDE LOCATION
- EN-SUITE TO MASTER BEDROOM
- FACES ONTO A GREEN
- GARDENS TO ALL SIDES
- DOUBLE GARAGE AND PARKING
- REFITTED FAMILY BATHROOM AND KITCHEN
- CLOSE TO LOCAL SCHOOLS



## Ground Floor

### Entrance Hall

Replacement UPVC double glazed door with matching obscure glass panels either side leading into a large Entrance Hall. Radiator pipes concealed within a skirting area. Cupboard housing the meters. Doorway through to Cloakroom. Ceiling coving. Telephone point. Timber framed French doors with obscure glass leading into the Dining Hall, wood effect flooring.

### Cloakroom

Replacement UPVC double glazed window to front with obscure glass. a refitted suite with a low level WC, wash hand basin inset within a vanity unit with cupboard below. Ceramic wall tiling to dado height. Access to part boarded loft. Wall light points.

### Dining Area

A good spacious room with decorative wall light points. Radiators concealed within skirting. open walkway to sun room. Doorways through to Inner Hall, Kitchen and Living Room. Ceiling coving, continuation of the wood effect flooring.

### Living Room

A good size triple aspect room with replacement UPVC double glazed windows to both sides and rear. Radiator concealed within skirting. Ceiling coving. Telephone and cable television points. Brightly decorated with plenty of light coming in. wood effect flooring, wall mounted air conditioning unit.

### Inner Hall

Ceiling coving. Doors to bedrooms and bathroom.

### Kitchen

A refitted kitchen with cream fronted shaker style cupboards, quartz worktop with butler sink inset within and a flexi mixer tap over as well as a further drinking water faucet. Under cupboard worktop lighting, integrated induction hob with matching Neff extractor over. Integrated Bosch. Oven, grill and microwave, integrated dishwasher and fridge freezer. Ceramic floor and wall tiling. Double glazed upvc window to side and further upvc double glazed skylight above. Sunken ceiling down lighters, door to garage. Under floor heating.

### Sun room

Bifold doors leading out onto the rear garden, decorative tile effect vinyl flooring full height radiator, sunken ceiling downlighters, UPVC double glazed skylight.





## Master Bedroom

Steps lead down into a good size Master bedroom suite with a range of built in wardrobes with shelf and hanging space within and mirror fronted doors. Ceiling coving, sunken ceiling downlighters, radiator, UPVC picture window overlooking the rear garden.

## Ensuite

Low level dual flush WC, wall hung wash hand basin, heated towel rail, a backlit bathroom cabinet, walk in double cubicle with glass screen, rainfall shower and further hand held shower, fully tiled, UPVC window to side, ceiling spots, extractor.

## Bedroom Two

A good size double bedroom with UPVC double glazed window to front, radiator, ceiling coving, sunken ceiling downlighters, a built in wardrobe with shelf and hanging space within and mirror fronted doors.

## Bedroom three

Steps lead down into a double bedroom with radiator, sunken ceiling downlighters, UPVC double glazed window overlooking the rear garden.

## Bedroom four

Single room with replacement UPVC double glazed window to front. Radiator concealed within skirting. Wardrobe with sliding doors mirror fronted doors. Ceiling coving.





## Bathroom

A refitted bathroom suites. Comprising of a wash hand basin inset within a large vanity cupboard below with pan style draws, low level WC, panelled bath with rainfall shower over, further hand held shower and glass shower screen, a backlit bathroom mirror with anti fog feature, extractor, sunken ceiling downlighters and natural light tunnel, wall mounted heated towel rail, ceramic floor and wall tiles.

## Outside

### Front Garden

Mainly laid to lawn. Block paved pathway leading up to the front door. Various flowers and shrubs to borders. Block paved driveway providing off road parking for two vehicles leading to the Garage.

### Rear Garden

The rear garden is mainly laid to lawn with various flowers and shrubs to borders, extensive patio area leading around the rear and sides of the property. There is a large timber summerhouse style shed and access to both sides of the property. Security lighting and outside tap.

### Side Garden

Access via a gate from the front of the property to the left hand side as you approach there is a courtyard style garden with various flowers, trees and shrubs to borders. This area has a greenhouse and then opens out to a patio area with a raised garden with slate chippings, various flowers and shrubs to borders, outside power point.

### Garage

A double width garage with roller door, light and power within, wall mounted boiler and pressurised hot water tank, plumbing for washing machine, personal door leading into kitchen.











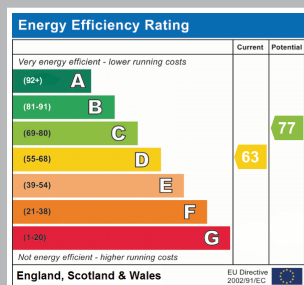
Approximate total area<sup>(1)</sup>  
153.1 m<sup>2</sup>  
1648 ft<sup>2</sup>

(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.

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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