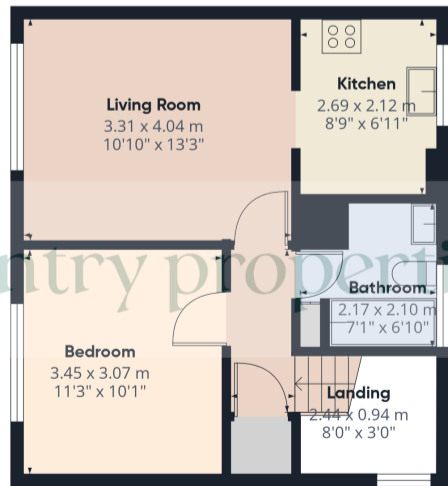




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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 42.5 m<sup>2</sup>  
 457 ft<sup>2</sup>

Reduced headroom  
 0.4 m<sup>2</sup>  
 4 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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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A well-presented and spacious first floor maisonette, ideally suited to first-time buyers or investors alike. The property offers bright and modern accommodation throughout, including a generous open-plan living/dining area, well-equipped kitchen and comfortable double bedroom, all finished in a neutral style. Conveniently located with easy access to local amenities and transport links, this home provides a perfect blend of comfort and practicality.

- 1 bedroom
- Refitted kitchen
- Refitted bathroom
- Modern styling
- Spacious and bright throughout
- Good sized first floor maisonette

## First Floor

### Living room

A bright and well-presented first floor living room, offering a stylish open-plan lounge/dining area. The room benefits from a large window allowing plenty of natural light, complemented by neutral décor and modern flooring throughout. There is ample space for both comfortable seating and a dining table, making it ideal for both relaxing and entertaining. Finished with contemporary fittings, this inviting living area provides a perfect balance of practicality and comfort which is open plan to the Kitchen.



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## Ground floor

### Entrance Hall

Accessed via a Upvc double glazed door the entrance hall has a laminated floor and provides an ideal study area and stairs leading to the first floor.

## Kitchen

A well-appointed and functional kitchen fitted with a range of matching wall and base units, complemented by ample worktop space. The room benefits from a window providing natural light, along with integrated and freestanding appliances including oven, hob, washing machine and dishwasher. Finished with tiled flooring and stylish splashbacks, this practical kitchen offers plenty of storage and is ideal for everyday use.

## Bedroom

A well-proportioned and tastefully presented double bedroom, benefiting from a large window that allows for plenty of natural light. The room features neutral décor and modern flooring, creating a bright and welcoming atmosphere. There is ample space for freestanding furniture, making it both practical and comfortable, ideal as a main bedroom or guest room.

## Bathroom

A bright and neatly presented bathroom comprising a three-piece suite including panel-enclosed bath with shower over, wash hand basin and low-level WC. The room is fully tiled for ease of maintenance and benefits from a frosted window allowing for natural light while maintaining privacy. Finished in a clean, neutral style, this bathroom offers a practical and comfortable space for everyday use.

## Outside

### Parking

Outside there is communal parking providing plenty of off road parking for the property.



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