



26, Glebe Road

Welwyn,  
Hertfordshire, AL6 9PB  
Guide Price £599,500

COUNTRY PROPERTIES  
PART OF HUNTERS

Just move into this nicely presented semi detached bungalow located within a short walk of the village centre.

- Three bedrooms plus dressing room
- Open plan Kitchen/dining area
- Feature Conservatory with views across garden
- Gas central heating - Replacement double glazing
- Hard standing for numerous vehicles
- Rear garden with decking and lawn with views to village
- Cloakroom and utility room
- Cellar

### Living Space

### Reception Hall

Glazed panelled entrance door to hall with radiator, down lighters, wood effect flooring, windows to two aspects.

### Cloakroom

Suite consisting of wc, wash hand basin, store cupboard, tiled splash back, wood effect flooring, down lighters, extractor.

### Kitchen/dining area

18' 7" x 14' 2" (5.66m x 4.32m) An open plan room with range of base and eye level cupboards incorporating sink unit with mixer taps, and drainer, wooden work surfaces, integrated fridge and freezer, extractor, plumbing for appliances, wood effect flooring, tiled surrounds. To dining area, radiator, fitted unit, down lighters, opens to conservatory, door to side.

### Utility room

7' 5" x 4' 11" (2.26m x 1.50m) Range of base and eye level cupboards with work surfaces, plumbing for appliances, wood effect flooring, tiled splashback., wall mounted gas fired boiler.



## Conservatory/living room

19' 10" x 10' 0" (6.05m x 3.05m) A lovely room overlooking garden with views across the village, french doors to garden, three radiators, wood effect flooring.

## Bedroom One

13' 0" x 11' 0" (3.96m x 3.35m) Range of fitted wardrobes, radiator, window to front, door to dressing room/cot room, radiator.

## Dressing room/cot room

7' 10" x 7' 0" (2.39m x 2.13m) Range of fitted wardrobes with shelving, window to front, wood effect flooring, radiator.

## Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m) Store cupboard with shelving, window to front, radiator.

## Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m) Window to rear, wood effect flooring, radiator, fitted wardrobe.

## Bathroom

White suite consisting bath with walk in shower cubicle, and hand held shower, wash hand basin to vanity unit, wc, fitted cupboard with shelving, fully tiled walls and floor, radiator/towel rail, window to rear.

## Outside

The front garden is sizeable with block paved driveway for numerous vehicles, shrubs and borders, side access to rear garden.

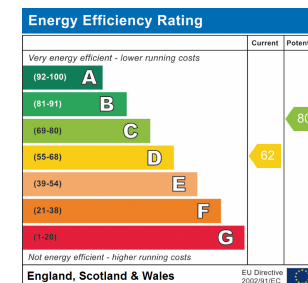
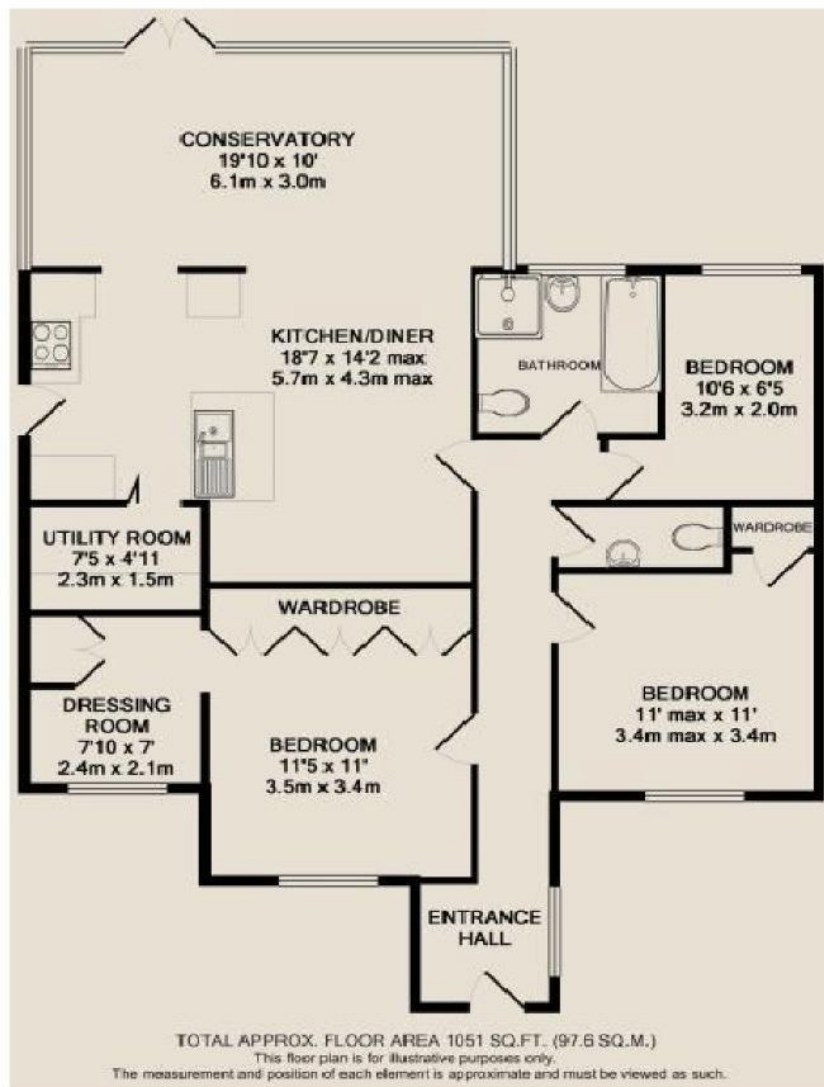
## Rear Garden

The rear garden is a particular feature with extensive decked terrace on two levels, further patio area, extensive lawn, with flowering borders, further vegetable garden housing shed, summer house and green house. The garden enjoys views across to the village.

## Cellar

To the rear of the property is a large walk in cellar, ideal for storage.





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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