



7, Grove Meadow

Welwyn Garden City,
Hertfordshire, AL7 2BE
Guide Price £500,000

COUNTRY PROPERTIES

PART OF HUNTERS

A MUST VIEW!! This CHAIN FREE spacious 3 double bedroom extended terraced house is not one to be missed!! With one off street parking space, a lovely sized garden, this has everything you need for the growing family.

- Chain free!!
- 3 double bedrooms
- Extended
- Close to shops and amenities
- Spacious & generous living accommodation
- Garden & 1 parking space
- Converted Garage into Office
- 3 Piece Family Bathroom Suite + Separate Shower Room

Ground Floor

Entrance Hall

Door leading to Dining area. Radiator. Some storage with place to hang your coats and shoes .

Dining Area

This lovely open plan feel spacious Dining area could be used for more. Potentially a second lounge space. Double glazed UPVC window overlooking the front. Stairs leading to the second floor. Storage cupboard space. Telephone line. Laminate flooring throughout, open to living room to rear walkway leading to Kitchen.

Living Room

Laminate flooring continues into the new living room at the back of the house. Freshly painted. Patio doors leading into the garden. Radiator. TV ports.

Kitchen

A tile effect laminate floor greets you as you enter the Kitchen. With a selection of wood effect wall and floor cabinets and a light grey rolover worktop. Plenty of storage. Archway leading to a corridor Grey sink basin with chrome mixer tap. Space for free standing oven. Radiator.



Utility Room

Tiled flooring continues. Door leading to garden, partially converted garage and downstairs w/c . Space for under the counter washing machine, tumble dryer and dishwasher. Space for free standing fridge / freezer. Radiator.

Downstairs W/C

Tiled flooring, Partially tiled on the wall. Low level W/C with dual flush. Sink basin above with chrome mixer tap. Frosted UPVC window over looking the rear.

Office

Laminate flooring now greets you. Recently painted. Partially converted garage. Still got some garage space at the front. Phone line running from the dining room. Great space could be used for a play room potentially. Spotlights

Garden

As you step out of the living room you go straight onto a paved area which then runs down the right hand side of the garden. This leads to the shed at the end. Partially lawn on the left. Power outlets and outside tap. Shrubs and bushes on the right hand side. Great size.

Second Floor

Landing

Stairs from the first floor which is carpeted with spotlights in the ceiling, leads you to a very spacious landing. Carpeted, Doors leading to all 3 bedrooms, family bathroom and shower room. Loft access.

Master Bedroom

Laminate flooring. Built in wardrobes with hanging space and shelving within and sliding mirror doors. Storage space over the stairs. Radiator. Dual aspect double glazed UPVC windows over looking the front.

Bedroom 2

Laminate flooring. Radiator. Double glazed UPVC window over looking the rear.

Bedroom 3

Laminate flooring, Radiator. Built in cupboard which goes over the stairs. Double glazed UPVC window over looking the front.

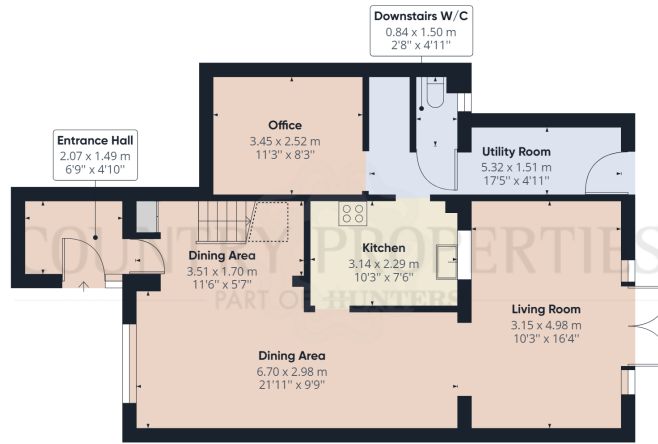
Family Bathroom

A 3 Piece bathroom suite with bath and chrome tap shower attachment. Low level dual flush W/C. Wash hand basin with chrome mixer taps. Fully tiled on the walls. Frosted glass double glazed UPVC window over looking the rear. Large heated towel rail.

Shower Room

Fully tiled on the wall. Sink basin with chrome taps. Frosted glass double glazed UPVC window over looking the rear. Large walk in shower cubicle with Rainfall shower.

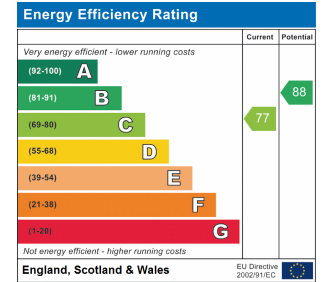




Ground Floor



Floor 1



Approximate total area⁽¹⁾

119.64 m²
1287.79 ft²

Reduced headroom

0.89 m²
9.55 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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