



6
Maran Avenue WELWYN
AL6 9HS

Quick reference 2983073

£242,000





3 Beds Semi With Car Parking Space Conservatory At Rear EPC Rating E

- ★ 3 Beds Semi With Car Parking Space
- ★ Conservatory At Rear
- ★ Hall
- ★ Lounge
- ★ Kitchen/Diner
- ★ Conservatory
- ★ 3 Bedrooms upstairs
- ★ Bathroom/Wc on ground floor
- ★ Garage space
- ★ Parking space for numerous vehicles



Ground

Entrance Hall

Stairs to first floor. Cupboard under stairs.

Lounge (Reception)

15' 5" x 10' 3" (4.70m x 3.12m) Double glazed window to front. Feature fireplace with electric coal effect fire. Double radiator. Door into conservatory

Conservatory

12' x 10' (3.66m x 3.05m) Double glazed with pitched roof. Door to garden. Light and power.

Kitchen

12' 5" x 10' (3.78m x 3.05m) Double glazed window to rear. Modern fitted kitchen in white with ample working surfaces. Tiled splashback area's, Zanussi fitted electric oven and gas hob with extractor over. Wall mounted gas fired boiler with time control.Plumbed for automatic washing machine. 2 x spot lights. Single drainer enameal sink with cupboard below. Ample wall storage cupboards and base storage cupboards.

Rear lobby

Door to garden

Bathroom

Bath with hand held shower attachment, wash hand basin, WC. Radiator. 2 x double glazed windows to side. Large recess with sheves. Tiled walls.

First

Landing

Double glazed window to front.

Bedroom 1

14' 10" x 9' (4.52m x 2.74m) 2 x Double glazed windows to rear. Radiator. Ornate feature fireplace.

Bedroom 2

9' 3" x 8' (2.82m x 2.44m) Plus recess. Deep storage cupboard. Dual aspect double glazed windows. Roof access. Fireplace

Bedroom 3

11' 5" x 6' 4" (3.48m x 1.93m) Double glazed window to front. Radiator.

Outside

Garden

Ample off road parking space. Block paved driveway. Gated side access. (We understand the house did have a garage and this could be re instated if required, subject to planning permission) Several garden sheds. Playhouse for children. Area of lawn with trees and shrubs. Brick retaining wall.

Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3.Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.