



8, Caponfield

Welwyn Garden City,
Hertfordshire, AL7 4AP
£1,750 pcm

country
properties

WELL PRESENTED UNFURNISHED 3 BEDROOM SEMI DETACHED HOUSE with off road parking for 1 car, 2 double bedrooms and good sized rear garden is available now!!

- OFF ROAD PARKING FOR 1 CAR
- 3 BEDROOM SEMI-DETACHED
- LIVING ROOM WITH DOORS TO GARDEN
- KITCHEN WITH WHITE GOODS
- BATHROOM WITH SHOWER
- CLOSE TO LOCAL SHOPS AND AMENITIES

Ground floor

Entrance Hall

Tiled flooring. Door leading into living room. Double doors with panelled glass leading into kitchen. Carpeted stairs leading to first floor.

Living room

Laminated flooring. Two radiators. Double glazed UPVC windows overlooking front. Patio doors leading to rear garden. Fireplace. TV aerial port. Phone line. Door leading into kitchen.

Kitchen

Continuation of tiled flooring. Radiator. Double glazed UPVC window and door leading to rear garden. A selection of wall and floor storage cupboards. Under the counter dishwasher and washing machine. Freestanding fridge/freezer. Integrated Bosch oven with four gas hob burner above with Siemens extractor hood over. Sunken ceiling downlighters.

First floor

Landing

Carpeted. Doors leading to all rooms. Sunken ceiling downlighters. Door leading to airing cupboard with boiler and tank.



Bedroom One

Carpeted. Radiator double glazed UPVC window overlooking the front. Sunken ceiling downlighters. Over the stair storage with plug socket. Curtain pole.

Bedroom Two

Carpet. Radiator. Double glazed UPVC windows overlooking the front. Alcove area with hanging rail. Loft access. Phone line.

Bedroom Three

Carpeted. Radiator. Double glazed UPVC windows overlooking the garden. Five-tier shelving storage.

Bathroom

Three piece bathroom suite comprising of a low level WC, sink basin and low level panelled bath, bristan electric shower. Radiator. Obscured glass double glazed UPVC window overlooking the garden with pull down blinds. Extractor fan. Sunken ceiling downlighters. Part tiled walls. Wood effect vinyl flooring.

Exterior

Front Garden

Block paved driveway for one car. Pathway leading down to front door.

Rear Garden

Paved area leading to a mainly laid to lawn garden with pathway leading down to the rear. Timber fence and hedge to borders. Outdoor tap.

Agents Notes

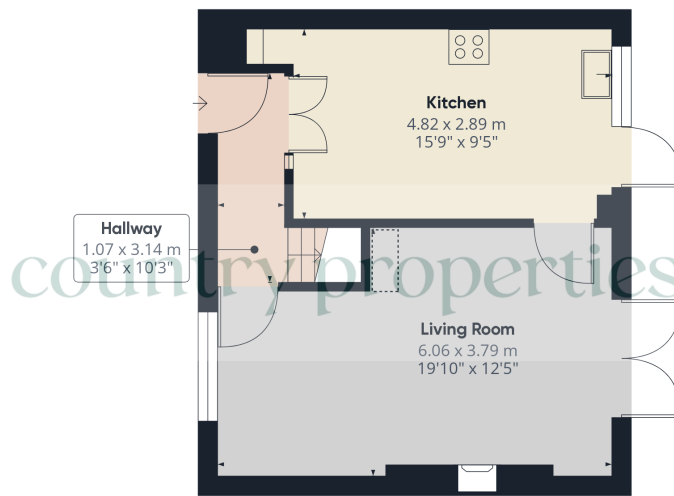
Tenure: Freehold

Council Tax Band: D £2225 P.A

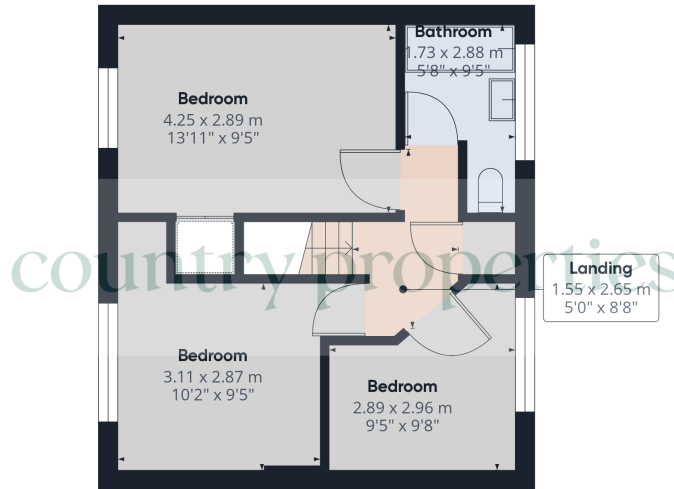
EPC Rating: D

Deposit: £2019.23





Ground Floor



Floor 1



Approximate total area⁽¹⁾

77.68 m²
836.09 ft²

Reduced headroom

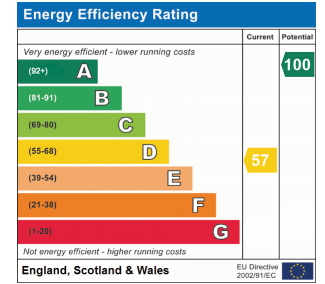
0.4 m²
4.25 ft²

(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.

GIRAFFE360



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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