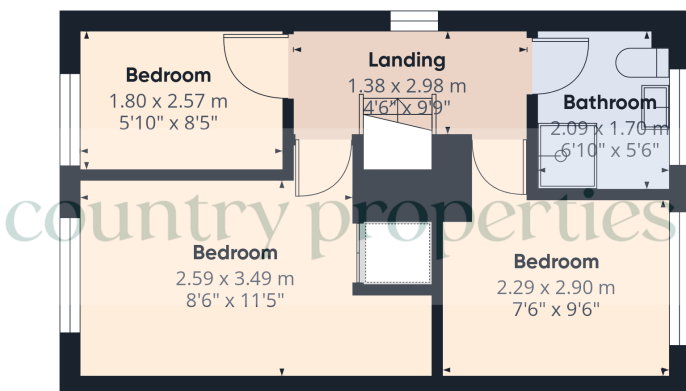


Ground Floor



Floor 1



Approximate total area⁽¹⁾
64.1 m²
690 ft²

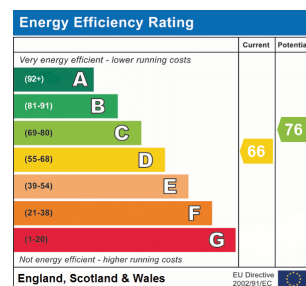
Reduced headroom
1.1 m²
12 ft²

(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.

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

CHAIN FREE! An excellent opportunity to purchase this attractive home, complete with two allocated parking spaces and a low-maintenance south west facing garden, ideal for relaxing and entertaining. The property offers a bright and spacious kitchen/diner and is fitted with a practical warm air heating system. Perfectly positioned close to a local supermarket and other amenities, this home is a must-see for buyers seeking convenience and comfort.

- CHAIN FREE!!
- TWO ALLOCATED PARKING SPACES
- WARM AIR HEATING SYSTEM
- LOW MAINTENANCE SOUTH WEST FACING GARDEN
- KITCHEN/DINER
- CLOSE TO LOCAL SUPERMARKET

Ground Floor

Entrance Hall

Carpeted. Glass panelled door leading to living room. Wall mounted fuse box.

Living Room

Carpeted flooring. Electric fire place. Carpeted stairs leading to first floor. Tv aerial point. Telephone point. Door leading to dining room.

Kitchen/Diner

A selection of floor and wall storage cupboards with wooden frontage. Space for freestanding cooker. Space for under the counter fridge, freezer and washing machine. Large sink basin with chrome mixer taps. Double glazed uPVC window over looking the garden. Carpeted dining area comprises of double glazed French doors leading to garden. Console for warm air boiler.

First Floor

Landing

Carpeted. Doors leading to all rooms. Obscure window over looking the side. Loft access



Master Bedroom

Carpeted. Built in over the stairs storage which houses the tank .Built in over the bed wardrobes and drawers. Double glazed uPVC windows over looking the front. Telephone point..

Bedroom 2

Carpeted. Double glazed uPVC windows over looking the garden.

Bedroom 3

Carpeted. Double glazed uPVC window over looking the front.

External

Front Garden

Two allocated parking spaces. Paved pathway leading to front door continuation of paved path leading to gated side access. Small raised flower bed separated the path and driveway. Peopled area under the window.

Rear Garden

Paved patio area leading to mainly laid to lawn area and shed .Two small dwarf walls with raised flower beds. Tress shrubs bushes and plants surround all borders. Outdoor tap.

