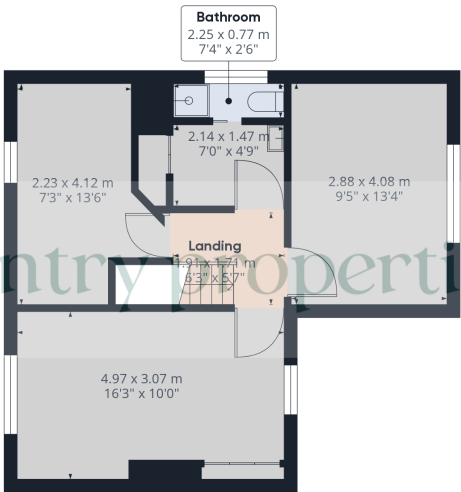


Ground Floor



Floor 1



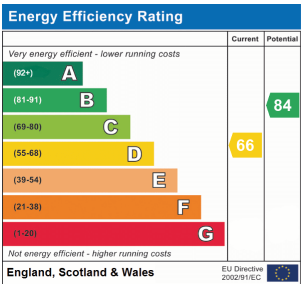
Approximate total area¹⁾
89.86 m²
967.25 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

So much potential.... This End terrace home with 2 storey rear extension may need some modernisation but it really does have the potential to be something special. Three double bedrooms, two bathrooms and two reception rooms, off road parking and a South Easterly facing garden located in a quiet road close to shops and amenities and is offered Chain free, making it possible to complete on the purchase before the stamp duty increase.

- Three good bedrooms
- Replacement windows and doors
- Sizable gardens
- Parking and driveway
- Gas central heating
- Great scope for improvement
- Walking distance of local schools and shops

Ground floor

Entrance Hall

Solid entrance door to hall with radiator.

Cloakroom

Wc , radiator.

Reception Room

Windows to two aspects, fireplace [covered up] base cupbords, two radiators.

Kitchen

Range of base and eye level cupboards, plumbing for washing machine, gas fired boiler.

Living Room

Radiator, window to rear.

Shower room

Shower with WC, radiator, built in cupboard.



First floor

Landing

Access to loft , radiator.

Bedroom

Window to front, built in wardrobes, radiator.

Bedroom

Two windows to front , three radiators.

Bedroom

Window to rear, radiator.

Shower Room

Shower and WC, built in airing cupboard,

Outside

Front of house

Garden to front, with retaining hedges, driveway to side. Access at side leading to rear garden.

Rear garden

Southerly facing rear garden with paved terrace, lawn, outbuildings mature tree.

