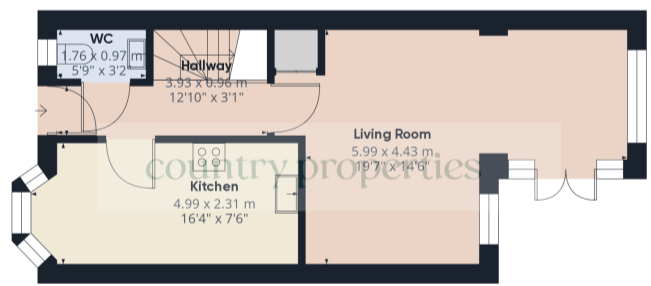


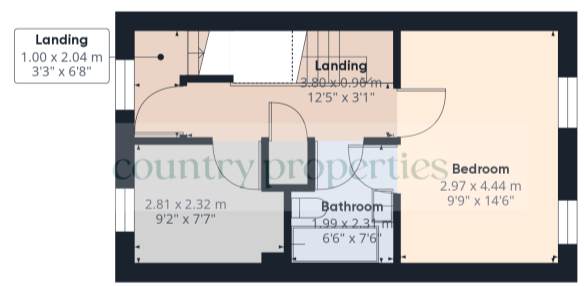


69, Lemsford Lane
 Welwyn Garden City,
 Hertfordshire, AL8 6YN
 Guide Price £550,000

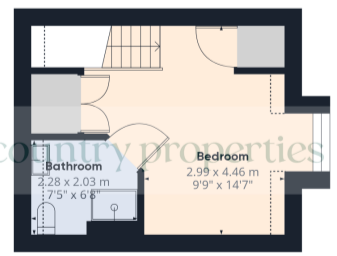
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 93.03 m²
 1001.37 ft²

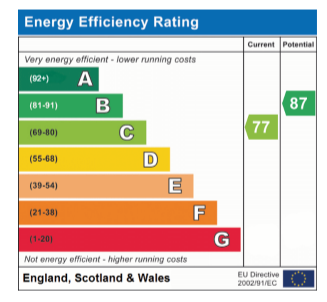
Reduced headroom
 2.34 m²
 25.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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.

GIRAFFE 360



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

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Going up in the world... This 3 bedroom home with accommodation over 3 floors is located on the sought after West side of town, within easy access of both Stanborough and Applecroft schools. The property is extremely well presented throughout offering good sized bedrooms, 2 bathrooms, a garage and off road parking.

- 3 Bed Terraced home
- Sought after West side location
- Modern Kitchen diner
- Garage and off road Parking
- Located within a few hundred yards of Applecroft school
- En - Suite to the Master Bedroom

Ground Floor

Entrance Hall

Double glazed door leading into the entrance hall with an engineered oak floor. Stairs to the first floor. Full height panel radiator, sunken ceiling low energy LED downlighters and doors to living room and kitchen/diner. Push to open integrated understore storage.

Cloakroom

Engineered oak floor. Low level dual flush WC. Pedestal wash hand basin with chrome effect mixer tap over and tile effect splash back behind. Sunken ceiling downlighters. Replacement UPVC double glazed Georgian style window to front with obscured glass.

Living Room

Engineered oak flooring. Sunken ceiling low energy LED downlighters. Replacement UPVC double glazed Georgian style window overlooking the rear garden and replacement UPVC double glazed French doors with matching UPVC double glazed Georgian style windows to side with integrated blinds leading out onto the rear garden. Radiator, television and telephone points.

Kitchen/Diner

UPVC double glazed Georgian style bay window to front. Full height panel radiator. Room for table and chairs. Television aerial point. Sunken ceiling low energy LED downlighters. Ceramic floor tiling, stone worktop with high gloss grey fronted cupboards below and white fronted cupboards above. Integrated four burner induction hob with extractor over. Integrated fridge/freezer, electric oven and grill, dishwasher and washing machine. Stainless steel sunken sink with mixer tap over.

First Floor

Landing

Doors to bedrooms, bathroom and airing cupboard which houses a pressurised cylinder with slatted shelving over. Door to further landing area with stairs to second floor. Radiator. Double glazed Georgian style window to front.



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Bedroom Two

Two UPVC double glazed Georgian style windows to rear. Radiator. Sunken ceiling LED low energy lighting. Door to bathroom.

Bedroom Three

UPVC double glazed Georgian style window to front. Radiator.

Bathroom

White suite comprising of a low level dual flush WC, wash hand basin inset within a vanity unit with pan style draws below and chrome effect mixer tap over. Panel bath with mixer tap over and thermostatically controlled riser shower and rainfall shower above. Sunken ceiling low energy LED downlighters. Wall mounted heated towel rail. Door leading to bedroom. Ceramic floor and wall tiling. Extractor fan.

Second Floor

Master Bedroom Suite

Double glazed Georgian style dormer window to rear. Loft Access. Door to large storage cupboard which also houses the gas boiler. Built in wardrobes with shelf and hanging space within. Door to ensuite bathroom. Sunken ceiling downlighters.

Ensuite

Low level dual flush WC. Pedestal wash hand basin with chrome effect mixer tap over. Large walk in shower cubicle with thermostatically controlled riser shower and rainfall shower above. Extractor fan. Low energy LED sunken ceiling downlighters. Ceramic floor and wall tiling. Radiator.

Outside

Front Garden

Astro turf front garden with hedge surround. Foot path leading to front door.

Rear Garden

Flagstone patio area leading down to an astroturf garden with further steps and patio area with gated access out to driveway and garage. Timber fence surround. Electric power point.

Drive and Garage

The Garage is located to the rear of the property and has an up and over door with light and power within. Pitched roof with eaves storage area. There is a drive to the front of the garage providing off road parking for two vehicles.



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