



50, Lemsford Lane

Welwyn Garden City,
Hertfordshire, AL8 6YJ
Guide Price £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

A VERITABLE TARDIS... So much more space than you would expect in this well located 3 bedroom terraced house, the property has a loft conversion and ground floor extension giving the property more spacious bedrooms and kitchen and the addition of a study to the first floor (formerly the 3rd bedroom)

- Sought after West side location
- Terraced home with 3 Double bedrooms
- Loft conversion with master bedroom and bathroom
- Refitted family Bathroom
- Ground floor extension with refitted Kitchen
- Block paved driveaway with parking for 2 cars

Ground Floor

Entrance Hall

Upvc double glazed door leading to entrance hall with laminate flooring, stairs to first floor, radiator, door to living room

Living Room

Replacement uPVC double glazed Georgian style window to front with decorative shutters, picture rail, television and telephone points, feature fireplace with wood burning stove within and storage arch to side, multi pane glazed door leading through to dining room, decorative full height panel radiator.

Dinning Room

A good sized dining room which was previously the kitchen and separate dining room, Upvc double glazed door to rear, under stair storage cupboard housing meters walkway to kitchen room for table and chairs.

Kitchen

Built within a ground floor extension the kitchen has Wood effect laminate flooring, refitted kitchen units with cream fronted cupboards and drawers, solid timber worktop over, integrated stainless steel AEG double oven, Frankie sink unit with mixer tap over, built-in washer dryer, fridge freezer and dishwasher

UPVC double glazed Georgian style windows to side and rear, Lantern style roof light, sunken ceiling down lighters, ceramic wall tiling.

First Floor

Landing

Doors to bedrooms 2 and 3, study and bathroom, stairs leading to second floor.



Bedroom 2

Replacement Upvc double glazed window to front with decorative shutters feature cast iron fireplace, TV and telephone points, radiator.

Bedroom 3

Upvc double glazed Georgian style window to rear, radiator and built in cupboard.

Study

Replacement Upvc double glazed Georgian style window to front with decorative shutters, Radiator.

Bathroom

A refitted bathroom with a white suite comprising of a square shower bath with glass shower screen, chrome waterfall effect mixer tap and thermostatically controlled shower over, pedestal wash hand basin with chrome waterfall effect mixer tap, low level duel flush WC, ceramic floor and wall tiling, chrome heated towel rail, Uovc double glazed Georgian style window to rear with obscured glass.

Second Floor

Landing

Door to bedroom and sliding door leading to Bathroom.

Master Bedroom

Large Velux roof window to rear, radiator access to eaves storage and further storage area.

Bathroom

Large Velux roof window to rear, Pannelled bath with mixer tap and shower attachment, wash hand basin set within a vanity unit with cupboard below, low level duel flush WC, laminate flooring and ceramic wall tiles, chrome effect heated towel rail.

Outside

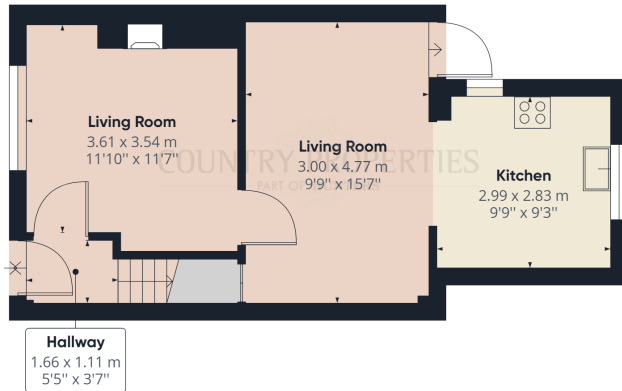
Front Garden

Block paved driveway providing off road parking for 2 cars, path and step to front door, flowers to borders.

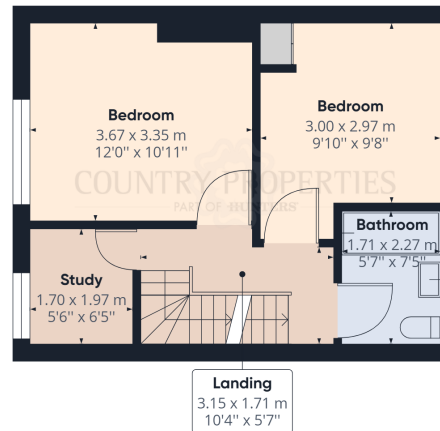
Rear Garden

Extensive patio area with step leading up to the lawned garden, stepping stone path to rear, Hedge surround, further rear patio with timber shed, outside tap.

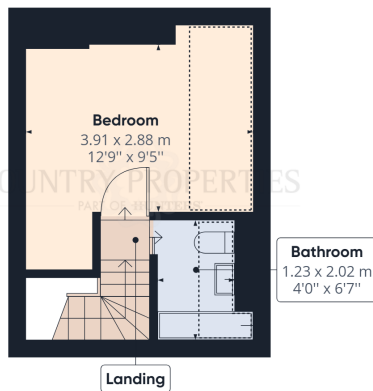




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area⁽¹⁾

90.69 m²
976.19 ft²

Reduced headroom

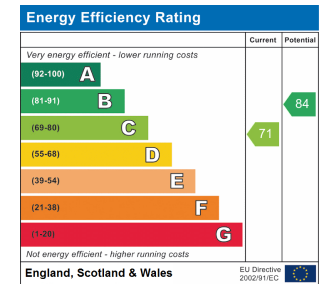
4.61 m²
49.66 ft²

(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.

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

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