



19, Wren Wood

Welwyn Garden City,
Hertfordshire, AL7 1QF
£425,000

country
properties

If space is important to you then look no further, this well presented 3 bed end terraced home benefits from a spacious kitchen diner, utility room, cloakroom and a 320sq ft living room. with the added benefit of a drive way and backing onto parkland this really is an ideal home for a growing family.

- 320 sq ft Living room
- Refitted kitchen diner
- Refitted cloakroom and bathroom
- Utility Room
- Drive way
- Office / store room

Ground floor

Entrance Hall

Replacement composite door and matching UPVC double glazed window with obscured glass leading through into the entrance hall, with oak wood floor, sunken ceiling downlighters, multi pane glazed doors leading through to kitchen diner.

Kitchen diner

Open plan Kitchen Diner with continuation of the oak wood flooring, ample room for a good size family dining table and chairs. Storage cupboard housing central heating. Multi pane French doors leading through to living room. Two feature wall light points.

The kitchen has been refitted and consists of ceramic floor tiling, feature ceramic wall tiling. Laminate square edge worktop with stainless steel single bowl sink unit and mixer tap over. High gloss cupboards with Chrome effect handles. Integrated halogen hob with extractor over. Integrated oven and dishwasher. Feature exposed beams, multi pane glazed door to utility room. Replacement UPVC double glazed window to front.

Utility room

Ceramic floor tiling. Replacement UPVC double glazed window to side. Space and plumbing for automatic washing machine. Ample space for American style fridge freezer doorway leading through to cloakroom.



Cloakroom

A refitted cloakroom with wood effect ceramic tile flooring. Ceramic wall tiling. Replacement suite with low level dual flush concealed system WC, wash hand basin with mixer tap over and a vanity cupboard below. Sunken ceiling downlighters. Natural light tunnel.

Living room

Continuation of the oak wood flooring, feature open staircase leading to 1st floor with under stair storage cupboard below, exposed ceiling beams. Aluminium double glazed sliding patio doors leading out onto the rear garden. 6 feature wall light points, television and telephone points. Warm air vent, door leading through to study / store room.

Study / store room

Laminate flooring. Replacement UPVC double glazed window to side, Light and power within. Currently used as a storeroom, but has previously been used as a Home Office.

First floor

Landing

Doors to rooms vaulted ceiling, exposed feature brick wall.

Bedroom 1

Replacement UPVC double glazed window to front. Range of built in wardrobes with shelf and hanging space within and further cupboard with storage space and housing the recently replaced Worcester Bosch gas boiler which currently fires a warm air central heating system but is capable of running gas to radiator central heating.

Bedroom 2

A dual aspect room with replacement UPVC double glazed windows to side and rear, over stair storage cupboard, Warm air vent.

Bedroom 3

Replacement UPVC double glazed window to rear, built in wardrobe with shelf and hanging space within.

Bathroom

A refitted bathroom suite comprising of four pieces, a low level dual flush WC, panel bath with mixer tap over, Wall hung wash hand basin with mixer tap and vanity draws below, walk in double shower cubicle with thermostatically controlled rainfall shower. Sunken ceiling downlighters, extractor fan, ceramic wall and floor tiling, high level UPVC double glazed window to rear.

Outside

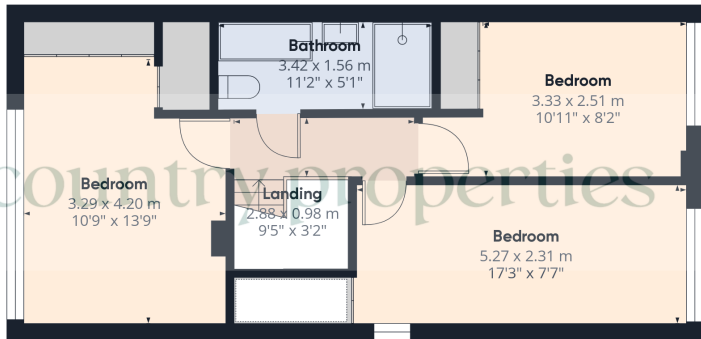
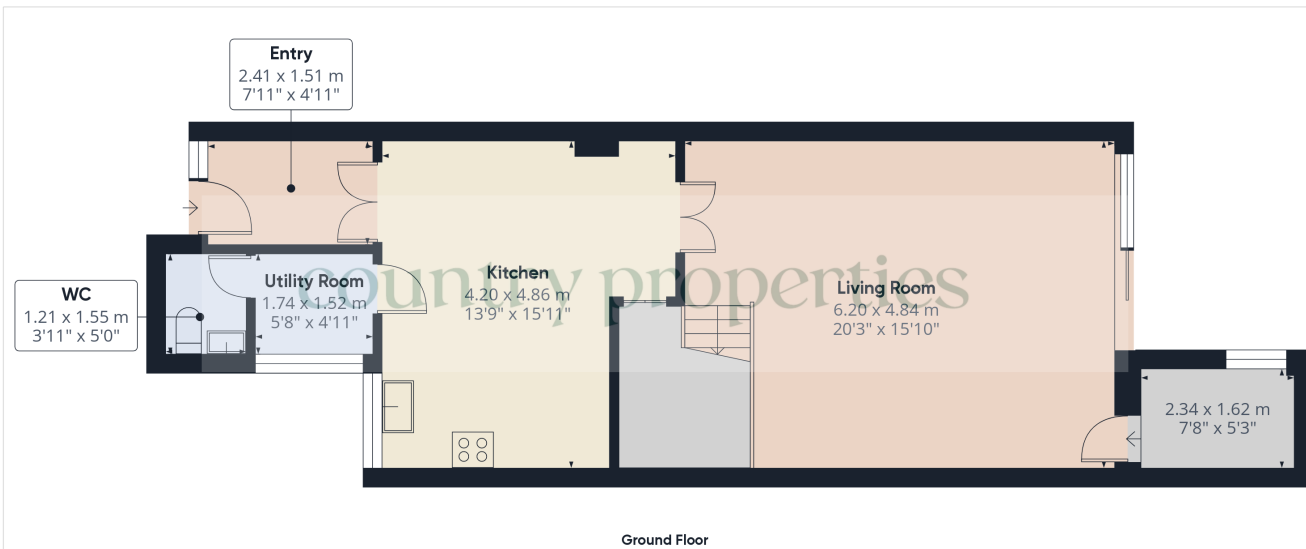
Front garden

Driveway providing off road parking for one vehicle. Timber fence and hedge surround pathway to front door.

Rear Garden

Extensive flagstone patio area with ample draining and steps leading up to a gravelled garden with further patio. Timber fence surround various shrubs to borders, gated access out onto Parkland beyond.



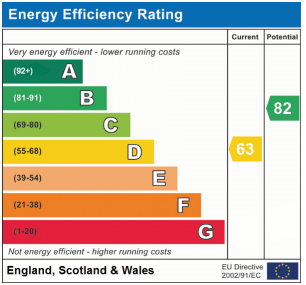


Approximate total area⁽¹⁾
107.54 m²
1157.55 ft²

(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: welwngc@country-properties.co.uk
www.country-properties.co.uk

