



# 97, Pentley Park

Welwyn Garden City,  
Hertfordshire, AL8 7SL  
Guide Price £800,000

COUNTRY PROPERTIES

PART OF HUNTERS



Location, Location, Location... This West Side 3 bedroom detached home with Garage is located within yards of sought after schools, woodland walks and provides easy access to the town centers shops and amenities. The property is in need of some modernisation but has lots of potential.

- sought after North West side location
- detached home
- garage and parking
- close to sought after schools
- good sized living accommodation
- chain free

## Ground Floor

### Entrance Hall

Replacement composite door with leaded light glazed panels leading to side, replacement UPVC double glazed porthole window to front, stairs to first floor, radiator, under stairs storage cupboard, door to living room, door to cloakroom, multi pane glazed door to kitchen. The entrance hall is currently carpeted but below this, there is the original herringbone block wood floor.

### Living Room

Replacement UPVC double glazed Georgian style window to front, fireplace with quarry tiled hearth, brick surround and timber mantle.

TV and telephone points, open to dining room, radiator. The Livingroom is currently carpeted but below this, there is the original herringbone block wood floor.

### Dining Room

UPVC double glazed Georgian style french doors to rear garden, radiator, door to kitchen. The dining room is currently carpeted but below this, there is the original herringbone block wood floor.

### Kitchen

Two UPVC double glazed Georgian style windows to rear, UPVC double glazed Georgian style door to side, roll edged work top with pine fronted cupboards above and below, single bowl sink with mixer tap over, space for cooker, space for fridge freezer, space and plumbing for a slimline dishwasher, ceramic wall tiling, cupboard housing gas boiler.



### **Cloakroom**

UPVC double glazed window to side, low level dual flush WC with concealed cistern, wash hand basin inset within a vanity unit with cupboard below, chrome effect heated towel rail, replacement UPVC double glazed Georgian style window with obscured glass to side.

### **First Floor**

#### **Landing**

Replacement UPVC double glazed Georgian style window to side, doors to bedrooms and bathroom, door to airing cupboard, housing pre lagged hot water tank with slatted shelving over.

#### **Bathroom**

A refitted bathroom comprising of a white suite with panelled bath and electric Triton power shower over, low level dual flush WC with concealed system, wash hand basin with Chrome mixer tap over inset within a work top with vanity cupboard below, ceramic wall tiling, radiator, replacement UPVC double glazed Georgian style window to rear with obscured glass.

#### **Bedroom One**

A replacement UPVC double glazed Georgian style window to front, radiator, built in wardrobe with shelf and hanging space within. sunken ceiling downlighter.

### **Bedroom Two**

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

### **Bedroom Three**

Replacement UPVC double glazed Georgian style window to front, radiator, loft access hatch.

### **Outside**

#### **Front Garden**

Driveway providing off road parking which then leads to the detached garage, front garden is mainly laid to lawn with various flowers and shrubs to borders and a cherry blossom tree.

#### **Rear Garden**

The rear garden has an extensive patio area, is mainly laid to lawn with a hedge surround, various flowers, shrubs and trees to borders, access to the personal door for the garage with two brick built storage sheds to the rear, gated access to front.

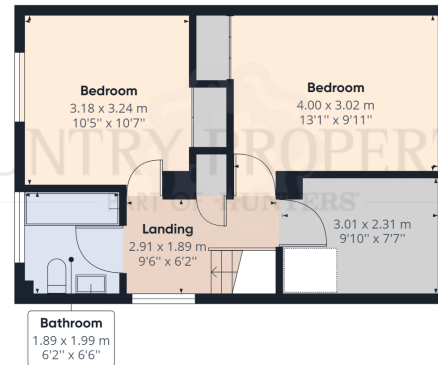
#### **Garage**

A single garage with up and over door light and power within, personal side door.





Ground Floor



Floor 1

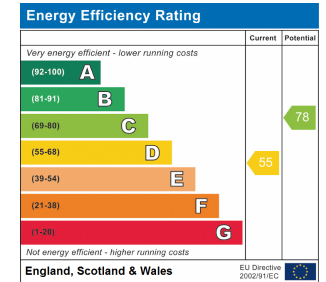
Approximate total area<sup>(1)</sup>

88.52 m<sup>2</sup>  
952.80 ft<sup>2</sup>

(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.

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: welwyn@country-properties.co.uk

www.country-properties.co.uk