



# 20, Walden Place

Welwyn Garden City,  
Hertfordshire, AL8 7PG  
**Guide Price £750,000**

country  
properties



Garden city style with a modern interior. this 3 bedroom end terraced home is located within a few hundred yards of the town and has been extended and modernised throughout, you really can just move in.

- Early garden city end terraced home
- Located within a few hundred yards of the town centre shops and amenities.
- Recently refurbished throughout
- Garage and off road parking for 2 cars
- Ground floor extension
- Garden with southerly aspect

## Ground Floor

### Entrance Hall

Part glazed UPVC door leading through into entrance hall with wood strip effect Amtico flooring. Picture rail, steps leading up to cloakroom and first floor. Door to cloaks cupboard, door to living room and kitchen/diner. Radiator, cupboard housing fuse box and metres, further under stair storage cupboard.

### Cloakroom

Wood strip effect Amtico flooring, low level WC, wall hung wash hand basin, radiator, replacement UPVC double glazed Georgian style window with obscured glass to side, ceramic wall tiling, Ceiling coving.

### Living Room

Walk in Bay window with replacement UPVC double glazed Georgian style glazing within and integrated blinds fitted within the windows. Picture rail, fireplace with electric flame effect fire within with a timber surround and marble effect hearth. Full height panel radiator. Television point to the wall.

### Dining Room

A continuation of the wood strip effect Amtico flooring from the hallway. 2 Full height panel radiators, bifold doors leading out onto the patio and garden. Ample room for dining table and chairs. Wall mounted television point. Open plan to kitchen.

### Kitchen

A modern refitted kitchen with mixture of grey and green fronted cupboards with integrated handles, integrated five burner induction hob. Neff electric slide and hide oven with warming draw below, Integrated fridge freezer. Integrated dishwasher, washing machine and tumble dryer, single bowl sink unit with mixer tap over. Contrasting white and black Quartz worktops. Replacement UPVC double glazed Georgian style window overlooking the rear garden with integrated blinds. Ceiling downlighters. Extractor built into the ceiling above the hob, water softener, full height radiator.



## First Floor

### Landing

Replacement UPVC double glazed Georgian style window to front with Plantation shutters within. Picture rail, drop down loft hatch with ladder within leading up to part boarded loft, doors to bedrooms and bathroom.

### Bedroom 1

A good size double bedroom with replacement UPVC double glazed Georgian style window to side and plantation shutters within. Radiator, picture rail, original cast iron fireplace with timber surround and mantel. There is a range of built in wardrobes with shelf and hanging space within and matching bedside cabinets.

### Bedroom 2

Replacement UPVC double glazed Georgian style window to side with plantation shutters within, radiator. A range of built in wardrobes with shelf and hanging space within, picture rail.

### Bedroom 3

Replacement UPVC double glazed Georgian style window to front with plantation shutters within, radiator, picture rail.

### Bathroom

A refitted bathroom suite comprising of a wood strip effect vinyl floor and a white suite with panelled bath and a glass shower screen. Thermostatically controlled riser shower. Low level dual flush WC, wall hung wash hand basin with mixer tap over, tongue and groove cladding. Ceramic wall tiling, wall mounted Chrome effect heated towel rail. LED lighting. Replacement UPVC double glazed Georgian style window with obscured glass to front with plantation shutter within.

## Outside

### Front Garden

Lawned garden with various flowers and shrubs to borders path to covered porch and to side gate leading to the rear garden.

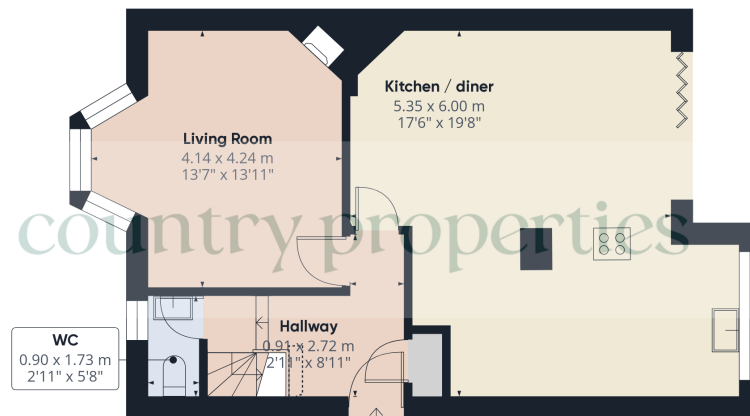
### Rear Garden

A good size rear garden with both a South and easterly aspect. Extensive patio area, the garden is mainly laid to lawn with various flowers, trees and shrubs to borders, timber fence and hedge surround. Gated access to front. Further gated access to the side of the property gaining access to the garage and drive. Large timber felt roof shed. green house. Further patio to the bottom of the garden, Outside tap and power point.

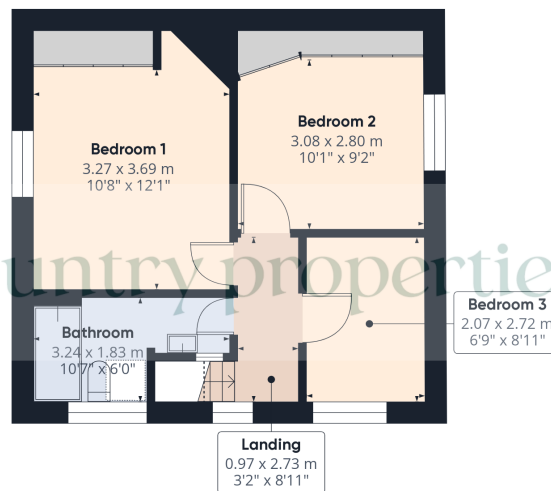
### Garage and drive

A single timber framed garage with pitched roof. Timber doors to front and timber door and window to side.





Ground Floor



Floor 1



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

91.36 m<sup>2</sup>

983.39 ft<sup>2</sup>

**Reduced headroom**

0.17 m<sup>2</sup>

1.83 ft<sup>2</sup>

(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.

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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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