



# 7, Harvest Court

Welwyn,  
Hertfordshire, AL6 0NG  
£399,950

country  
properties



PRICE DRASTICALLY REDUCED FOR QUICK SALE PROCEEDABLE BYUERS ONLY. Nicely presented two bedroom, two bathroom link detached house located in an exclusive cul de sac. The house is located within easy walking distance of Oaklands School, parade of shops and bus services etc. The picturesque Welwyn village is also within walking distance with its more comprehensive facilities. The property is close to junction six of the A1M and rail links to the city can be found at Welwyn North and Welwyn Garden City. The property offers generous accomodation, gardens to front and rear and garage and additional parking.

## Ground floor

### Entrance Hall

Solid entrance door to Hall, tiled floor, radiator, window to side.

### Cloakroom

Suite consisting wc, wash hand basin, tiled floor, window to side.

### Living Room/dining room

25' 10" x 14' 6" (7.87m x 4.42m)  
max Deep bay window to front,  
fireplace, understairs cupboard,  
radiator, wiring for wall lights.

### Conservatory

10' 0" x 8' 0" (3.05m x 2.44m)  
Sliding doors to garden.

### Kitchen/breakfast room

17' 0" x 7' 10" (5.18m x 2.39m)  
Range of base and eye level  
cupboards, consisting single  
drainer sink unit with cupboards  
and drawers below, further units  
housing gas hob with extractor,  
oven and grill, plumbing for  
dishwasher, wall unit, gas fired  
boiler, windows to two aspects,  
tiled floor, radiator.

### Utility room

8' 3" x 7' 5" (2.51m x 2.26m)  
Range of base and eye level  
cupboards incorporating sink  
unit, hatch to loft, plumbing for  
washing machine, door to  
garage.



## First floor

### Landing

Hatch to loft, window to side.

### Bedroom One

12' 0" x 11' 6" (3.66m x 3.51m)

Range of fitted wardrobes, built in cupboard, radiator, window to rear.

### Ensuite Shower room

With shower cubicle, wash hand basin, wc, , tiled floor, high level window, radiator.

### Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)

Deep bay window to front, range of fitted wardrobes, radiator.

### Ensuite Bathroom

Suite consisting bath with wash hand basin, wc, tiled floor and surrounds, radiator.

## Outside

### Front of house

Driveway to front of house giving access to rear garden.

### Garage

18' 7" x 8' 5" (5.66m x 2.57m)

Power and light, electrically operated garage door, door to utility room.

### Rear Garden

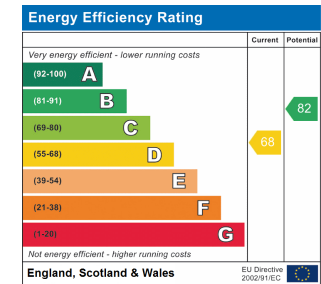
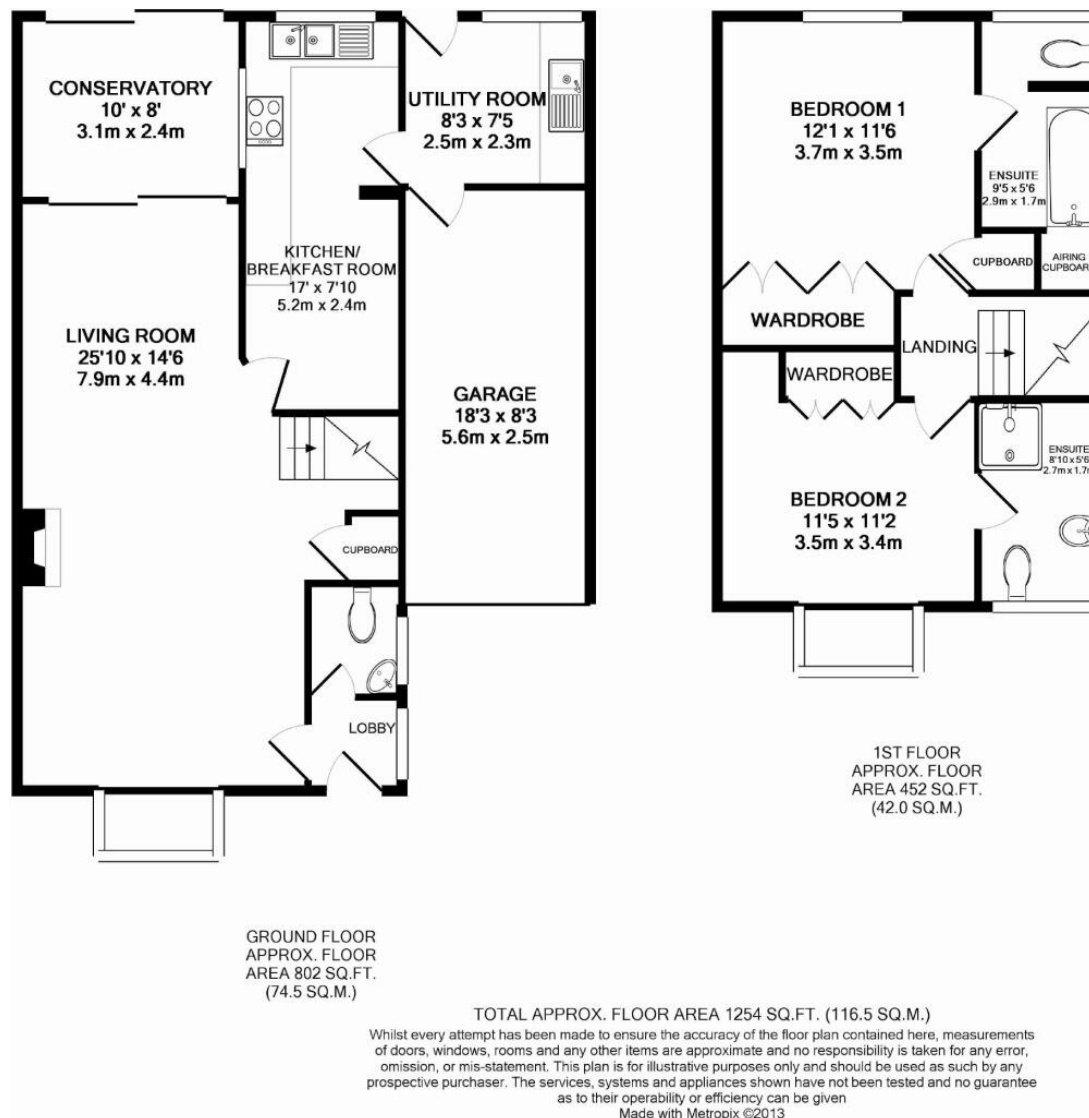
Secluded rear garden , part paved with terrace, shrubs, borders and flower beds, fencing.

### Agents notes

Occupancy is restricted to those over the age of 35 and no person under the age of twelve years old is able to reside in the property for more than three months in any one year.







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 | 10, High Street | AL6 9EQ

T: 01438 716471 | E: [welwyn@country-properties.co.uk](mailto:welwyn@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties