



# 9 Sweet Briar, Welwyn Garden City, Hertfordshire, AL7 3DU

- DOUBLE STOREY EXTENDED
- TWO CAR DRIVEWAY
- END TERRACE
- OUT BUILDINGS
- LANDSCAPED SUNNY GARDEN
- CLOSE TO RENOWNED PRIMARY SCHOOLS
- BONUS OFFICE AND UTILITY ROOM
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- GROUND FLOOR W/C





## PROPERTY DESCRIPTION

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A wonderful opportunity has arisen to purchase this well proportioned DOUBLE STOREY EXTENDED THREE BEDROOM family home. A 1950's "Garden City" delight at the heart of a popular residential street! Features include a large open plan living area, perfect for entertaining family and friends, with Patio Doors out to the wonderful garden. Three great sized bedrooms and a REFURBISHED BATHROOM. Landscaped rear garden with the benefit of a LARGE TIMBER SHED AND STORE. There is also a TWO CAR DRIVEWAY and the added bonus of a UTILITY/ OFFICE AREA AND GROUND FLOOR CLOAKROOM W/C. Welwyn Garden City mainline station is within walking distance and can also be reached in a few minutes drive/cycle, with direct trains to London in under 30 minutes. Ideally located near to amenities and a selection of 'Ofsted Good' schools are within walking distance. The A414 Serving the A10 and A1M is also close by. This is a must see property to appreciate the homes noteworthy features. Energy rating D. So many extras to see!





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE LOBBY

#### KITCHEN BREAKFAST ROOM

A lovely range of wall and base units to three sides, ample worktop space. Integrated double oven, inset gas hob and extractor. Additionally there is an integrated dishwasher and fridge. Featuring wood floor and ornate fire surround. Large window to the front elevation.

#### OPEN PLAN LIVING/ DINING ROOM

Incorporating the extension into the main home, this is a great size room with plenty of space for a dedicated dining area and can easily take a large three piece suite. Patio door and window to the garden.

#### STUDY/ UTILITY ROOM.

A versatile room, large workstation, plumbing and space for washing machine and tumble dryer.

#### W/C

Low level w/c, and wash hand basin. Window to side.

### FIRST FLOOR

#### LANDING

Loft access and airing cupboard.

#### BEDROOM ONE

Wall to wall fitted wardrobes, alcove providing additional storage area. Two windows to front elevation.

#### BEDROOM TWO

Window to garden.

#### BEDROOM THREE

Window to side elevation.

#### BATHROOM

Upgraded suite comprising L shape bath with rainfall shower over, sink with vanity unit and low level w/c with hidden cistern. Tiled walls and floor, for comfort there is a heated towel rail, extractor fan and window for ventilation.

### OUTSIDE

#### REAR GARDEN

Landscaped and of an easterly facing aspect. Mostly laid to lawn with mature borders. Large patio area, full width timber shed with power and light.

#### DRIVEWAY

Part Block paved and part concrete hard standing providing comfortable off street parking for two large cars. Gate providing side access to Store.

#### COUNCIL TAX BAND C

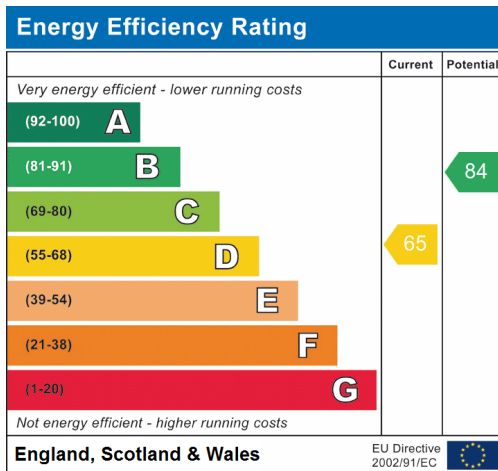
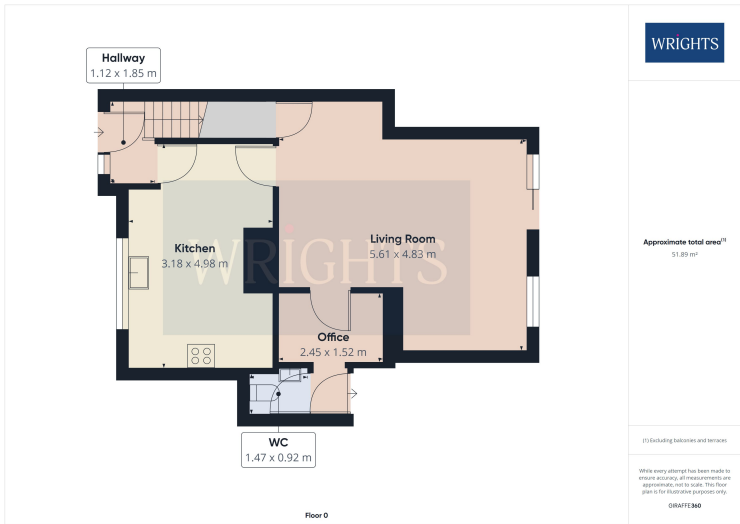
£1,941.47

#### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



# FLOORPLAN & EPC



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