



33, By the Mount

Welwyn Garden City,
Hertfordshire, AL7 3SY
Offers in Excess of £450,000

country
properties

CHAIN FREE!! This 3 bed semi detached is offered chain free with modern kitchen including many integrated appliances, off road parking for 3/4 cars and spacious garage. With downstairs W/C and close to the train station this property is a gem!

- CHAIN FREE!!!
- 3 BED SEMI DETACHED
- CLOSE TO TRAIN STATION
- OFF ROAD PARKING FOR 3/4 CARS & GARAGE
- ON ROAD PERMIT PARKING
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENACE GARDEN

Ground Floor

Hallway

Carpeted. Doors leading to all rooms. Carpeted stairs leading to first floor. Built in under the stairs storage. Built in cabinets housing meters and the RCD unit.

Living Room

Carpeted. Dual aspect double glazed UPVC windows over looking the front. Two radiators under the windows. Phone line and TV aerial port.

Kitchen

Plenty of wall and floor storage cupboards with cream frontage with intergrated appliances including fridge freezer, AEG dual oven, Miele dishwasher and washing machine. Granite work tops. Stainless steel sink basin with chrome mixer taps. Space for under the counter tumble dryer and wine cooler. 4 burner induction hob and extractor fan above. Sunken ceiling down lighters. Double glazed UPVC windows over looking the garden.. Tiled flooring. Radiator.

Downstairs W/C

Two piece bathroom suite with corner sink basin and low level toilet. Double glazed obscure glass UPvC window overlooking the garden. Radiator.



First Floor

Landing

Carpeted. Doors leading to all rooms. Slatted airing cupboard housing new water tank installed 2024 September.

Master Bedroom

Carpeted. Dual aspect double glazed UPVC front facing window. Radiator. Large free standing wardrobe

Bedroom 2

Carpeted. Free standing wardrobe Double glazed UPVC rear facing window. Radiator.

Bedroom 3

Carpeted. Double glazed UPVC front facing window. Large free standing wardrobe. Loft Hatch access (half boarded loft). Radiator.

Bathroom

Three piece bathroom suite comprising of low level W/C, sink basin with chrome mixer tap and storage underneath. P shaped paneled bath with tap riser shower. Sunkern ceiling downlighters. Double glazed obscure glass UPVC window over looking the garden. Mounted heated towel rail. Walls fully tiled.

Exterior

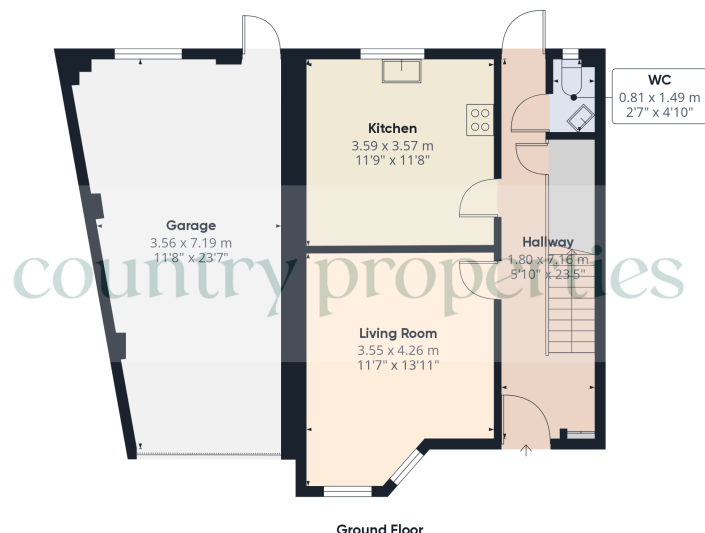
Front Garden

Blocked paved driveway big enough for 3 / 4 cars that leads up to the front door. Storage cupboard. Bin storage. Access to the Garage which is powered and has an electric roll over door. Venetian fencing.

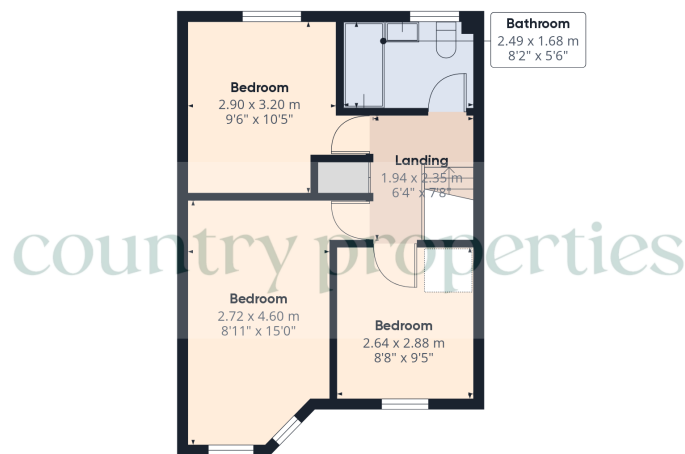
Rear Garden

Large patio area with small Dwarf wall with opening leading into a mainly laid to lawn area. 3 raised flower beds. Space for a new water feature, power is there ready. Door leading to garage. Enclosed venetian fencing..





Ground Floor



Floor 1



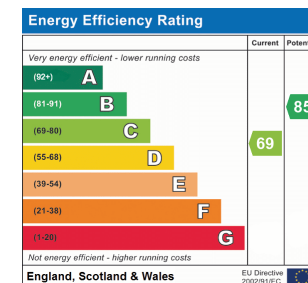
Approximate total area⁽¹⁾
100.73 m²
1084.24 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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