



2, Longmore Gardens

Welwyn Garden City,
Hertfordshire, AL7 3NH
£325,000

country
properties

SO MUCH POTENTIAL... This 3 bedroom house was formally 2 bedrooms but has been converted and the bathroom moved to the front, there is still some work to be done but the potential is huge.

- Chain Free
- Off road Parking
- 3 bed terraced home
- Refitted kitchen
- Cloakroom
- Refitted bathroom

Ground Floor

Entrance Hall

UPVC double glazed door leading to entrance hall with radiator. Stairs to first floor. Laminate flooring. Doorway leading through to living room.

Living Room

Continuation of laminate flooring. Radiator. Ceiling coving. Fireplace, which has been opened up to provide storage for entertainment systems and for a television to be mounted on the chimney breast above. Replacement UPVC double glazed Georgian style window to front. Doorway through to kitchen.

Kitchen

Refitted kitchen with roll edge worktop. Wood fronted cupboards above and below. Integrated Bosch stainless steel electric oven with four burner matching. Bosch Gas hob over and further extractor above. Radiator. Space and plumbing for automatic washing machine. 1 ½ bowl sink unit with mixer tap over. Ceramic wall tiling. Space for tall fridge freezer. Built in larder cupboard. Replacement UPVC double glazed Georgian style window to rear. Replacement UPVC double glazed back door leading to garden. Door to rear hall.

Rear Hall

Forming part of the under stair recess, a useful storage area which houses gas and electricity metres and has a door to cloakroom.

Cloakroom

Replacement UPVC double glazed Georgian style window to side with obscured glass. Laminate flooring. Radiator. Low level dual flush WC with integrated wash hand basin and mixer tap on top of the cistern.



First Floor

Landing

Door to bedroom three. Open walkway to bedroom two (however, this needs to be returned to a full working doorway). Loft access with drop down ladder. Off of the main landing, there is a further landing area with door to bedroom one and bathroom, a range of built in wardrobes that are semi-finished.

Bedroom One

Replacement UPVC double glazed Georgian style window to front. Radiator.

Bedroom Two

Replacement UPVC double glazed Georgian style window to rear. Radiator.

Bedroom Three

Formally the bathroom, this room has been stripped of the sanitary-ware and has been semi restored to a bedroom. However, there are still ceramic wall tiles and exposed pipes that need to be tidied away or removed. Replacement UPVC double glazed Georgian style window to rear with obscured glass and radiator.

Bathroom

Laminate flooring. Wash hand basin set within a vanity unit with cupboards below and mixer tap over with further bathroom cabinet over. Low level dual flush WC within the concealed cistern. Walk-in wet room style shower area with rainfall shower over. Sunken ceiling downlighter.

Thermostatically controlled handheld shower. Wall mounted Chrome effect heated towel rail. Replacement UPVC double glazed Georgian style window to front with obscured glass. Ceramic wall tiling.

Outside

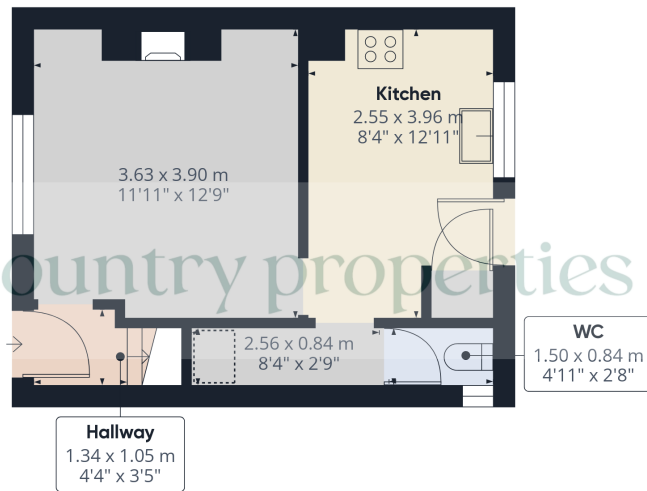
Front Garden

Block paved driveway providing off road parking for two cars, hedge to one side, gated side access to rear garden.

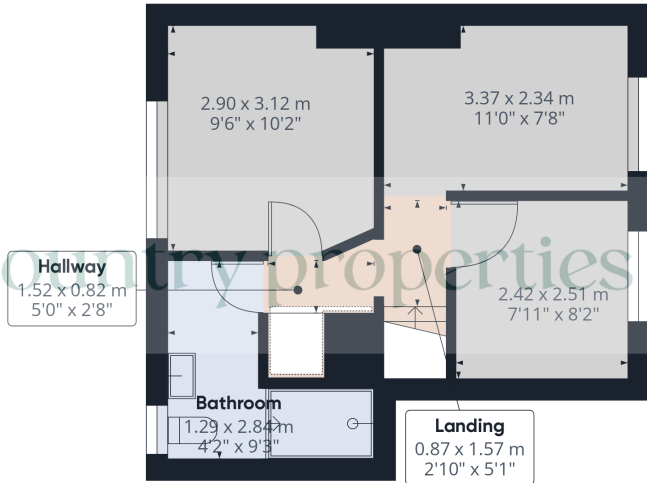
Rear Garden

Mainly later lawn with a crazy paved patio area immediately to the rear of the property. Gated side access providing access to the shared alleyway between the property next door. Hedge surround with large timber shed to the rear of the garden.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

60.99 m²
656.49 ft²

Reduced headroom

0.46 m²
4.97 ft²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing by appointment only

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