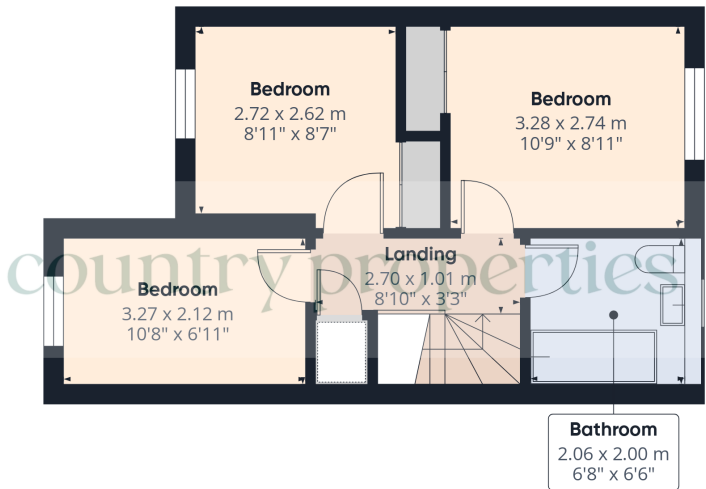
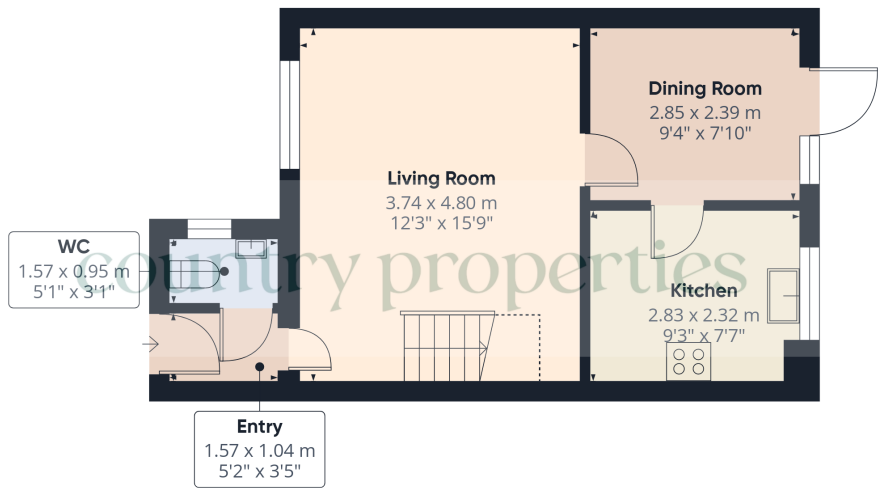




country  
properties

8, Rooks Close  
Welwyn Garden City,  
Hertfordshire, AL8 6JT  
Offers in Excess of £450,000



**Approximate total area<sup>(1)</sup>**  
66.6 m<sup>2</sup>  
718 ft<sup>2</sup>

**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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 | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwyngc@country-properties.co.uk  
www.country-properties.co.uk

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Chain-free, this 3-bedroom mid-terraced home is ideally located just a short walk from the town and train station, making it perfect for commuters or as a buy-to-let investment. The property comes with a garage and has been a rental for several years. While well-maintained by the landlord, it could benefit from some TLC.

- CHAIN FREE!!
- PART OF A PRIVATE CUL DE SAC
- CLOAKROOM
- LIVING AND DINING ROOMS
- 3 BEDROOMS
- CLOSE TO TOWN & TRAIN STATION
- GARAGE AND PARKING

Ground Floor

Entrance Hall

Replacement upvc double glazed composite door leading into entrance hall with door to cloakroom and living room.

Cloakroom

White suite, ceramic floor tiles, radiator double glazed window to side..

Living Room

Two radiators, stairs to the first floor with a large recess below, television and telephone points, door to dining room.

Dining Room

Door leading to the Rear Garden, radiator, door to the smart modern Kitchen.

Kitchen

A refitted kitchen with roll topped laminate work surfaces, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, ceramic wall tiling with concealed worktop lighting, stainless steel fitted NEF cooker hood, gas cooker point, washing machine and a tall fridge freezer, double glazed window to rear and wall mounted modern gas boiler.



First Floor

Landing

Linen cupboard housing the insulated hot water cylinder, doors to rooms.

Master Bedroom

Flooring in a wood grain design, built in double wardrobe. UPVC window to rear, radiator.

Bedroom Two

Flooring in a natural wood grain design, radiator, double built in wardrobe. replacement UPVC double glazed window to front.

Bedroom Three

Flooring in a natural wood grain design, access to the insulated loft storage space, Radiator, replacement upvs double glazed window to front.

Bathroom

Fitted with suite comprising panelled bath with elctric shower over, low level WC, pedestal wash hand basin, replacement double glazed window, radiator.

Outside

Rear Garden

Approximately 40 - 45 feet in depth, mainly laid to lawn with a timber fence and hedge surround, patio area and gated acces to rear.

Garage

En Bloc brick single garage with up and over door.

