



7, Beverley Gardens

Welwyn Garden City,
Hertfordshire, AL7 2NG
Guide Price £575,000

country
properties

Located in a quiet cul-de-sac in the popular Panshanger area, this well-presented four-bedroom detached home is ideal for family living. Extended to the rear, the property offers generous living space with a utility room and ground floor cloakroom. The master bedroom benefits from an en-suite, with three further well-proportioned bedrooms. Externally there is off-road parking, a garage, and a low-maintenance rear garden with an arctic-style cabin, all close to local shops and amenities.

- 4 BED DETACHED HOME
- EXTENDED TO THE REAR
- OFF ROAD PARKING AND GARAGE
- PANSHANGER LOCATION WITH A QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EN-SUITE TO MASTER BEDROOM
- UTILITY ROOM & CLOAKROOM
- LOW MAINTENANCE REAR GARDEN WITH ARCTIC STYLE CABIN

Ground Floor

Entrance Hall

Carpeted stairs leading to 1st floor. Door leading to living room. Wood flooring. Radiator.

Living Room

Continuation of wood flooring. Double glazed uPVC windows over looking the front. Radiator. Door leading to kitchen. Tv aerial port.

Kitchen / Dining Area

A good selection of wall and floor storage cupboards with cream frontage. Wooden work top. Space for under the counter fridge and freezer. Glass panelled door leading to extension. Sunkern ceiling downlighters. Double glazed uPVC windows over looking the side and into the extension.. Wall mounted radiator. Integrated electric oven with four gas hob burner and extractor hood over. Door leading to utility room. Stainless steel sink basin with mixer taps. Tiled flooring.

Utility Room

Continuation of tiled flooring. Wall storage cupboards. Worktop space for under the counter washing machine and fridge. Door leading to downstairs WC. Double glazed French door leading to garden. Radiator. Sunken ceiling downlighters.

Downstairs W/C

Two piece bathroom suite comprising of a low level WC with dual flush. Vanity corner sink basin with chrome mixer tap. Wall mounted heated towel rail. Double glazed uPVC windows overlooking the side. Sunken ceiling downlighters.

Family Room

Wood flooring. Double glazed uPVC windows overlooking the garden. Double glazed uPVC French doors leading into garden. Thermostatically controlled radiator. Sunken ceiling downlighters.



First Floor

Landing

Doors leading to all rooms. Carpeted. Sunken ceiling downlighters. Loft access. Door leading to airing cupboard comprising of water tank and wooden slatted shelves for storage.

Master Bedroom

Continuation of carpeted flooring. Double glazed uPVC windows overlooking the front. Thermostatically controlled radiator. Phone line. Door leading to en - suite bathroom.

En-Suite

Three piece bathroom suite comprising of a low level WC with dual flush. Vanity sink basin with chrome mixer tap. Low level panel bath with integrated riser shower. Frosted glass double glazed uPVC window overlooking the garden. Extractor fan. Sunken ceiling downlighters. Wall mounted heated towel rail.

Bedroom 2

Continuation of carpeted flooring. Double glazed uPVC windows overlooking the garden. Thermostatically controlled radiator.

Bedroom 3

Continuation of carpeted flooring. Thermostatically controlled radiator. Double glazed uPVC window overlooking the front. Built in wardrobes and overhead storage.

Bedroom 4 / Study

Continuation of carpeted flooring. Double glazed uPVC windows overlooking the front. Thermostatically controlled radiator. Built in over stairs storage.

Shower Room

Three piece suite comprising of low level WC with dual flush. Vanity sink basin with chrome mixer tap. Walk in shower with glass shower screen surrounding. Aqualisa power shower with riser adjustment. Sunken ceiling downlighters. Extractor fan. Wall mounted heated towel rail. Frosted glass double glazed uPVC windows overlooking the garden. Tiled flooring.

Exterior

Front Garden

Block paved driveway for two cars. Roll over garage door. Small artificial lawn area with a small semicircle hedge borders the lawn.

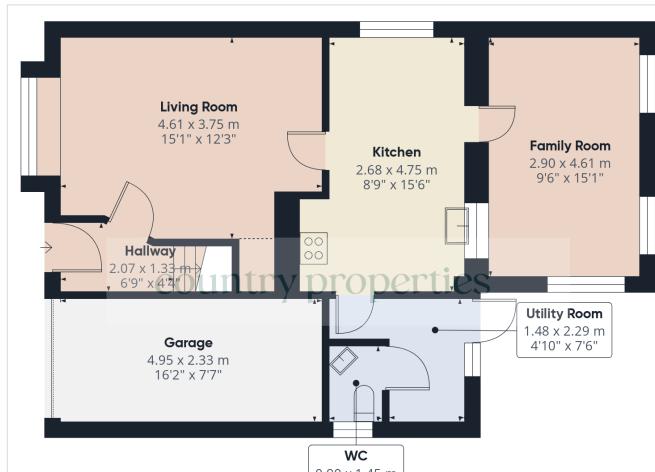
Rear Garden

Paved patio area leading to artificial lawn. Circular paving stones on blue slate chippings leading to Arctic cabin. Small tree and shrub area bordering. Continuation of blue slate chippings leading around other borders of property. Outdoor power sockets. Outdoor tap. Side gate access.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks.

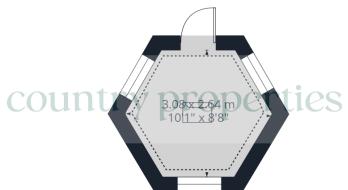




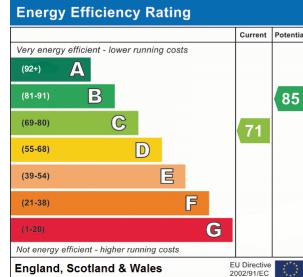
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

118.7 m²
1278 ft²

Reduced headroom

2.1 m²
23 ft²

(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.

GIRAFFE360

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

**country
properties**