



Woodhall Lane

Welwyn Garden City,
Hertfordshire, AL7 3TP
Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

JUST BRING YOUR SUITCASE! Not only has this mid-terrace property been recently redecorated throughout but it is close to the train station. With three bedrooms, a dual aspect living room and block paved driveway.

- Mid-Terrace House
- Three Bedrooms
- Dual Aspect Living/Dining Room
- Family Bathroom with Separate WC
- Block Paved Driveway
- Re-decorated Throughout (To a High Standard)
- Brand New Radiators Throughout
- Brand New Worcester Bosch Gas Central Heating Boiler

GROUND FLOOR

Entrance Hall

Entry via replacement UPVC double glazed door leading through into the entrance hall. Stairs to first floor (new carpet). Door to under stairs storage cupboard housing newly replaced electric meter within. Laminate wood flooring. Radiator. Door to living/dining room. Multi-pane glazed door to the kitchen.

Living/Dining Room

A dual aspect room with replacement UPVC double glazed Georgian style windows to the front and rear aspects. Continuation of the laminate wood flooring. Two radiators. Fire place with cast iron fireplace with painted tiled hearth and timber surround. Sunken ceiling down lighters. Multi-pane glazed window and hatch to the kitchen.

Kitchen

A fully fitted kitchen with a range of matching white high gloss wall and floor cupboards with stainless steel bar style handles and a laminate worktop over, inset with a single bowl sink unit with mixer tap over. Integrated Neff stainless steel double oven with five burner gas hob and a stainless steel splash back and matching stainless steel extractor over. Space and plumbing for automatic washing machine. Space and plumbing for dishwasher. Space for tall fridge/freezer. Ceramic floor and wall tiling. New Worcester Bosch gas central heating boiler (under warranty). Sunken ceiling down lighters. Replacement UPVC double glazed multi-pane door with matching windows to the rear aspect.

FIRST FLOOR

Landing

Access to the fully boarded loft via drop ladder with light and power within. Laminate wood flooring. Sunken ceiling down lighters. Door to airing cupboard housing the lagged hot water tank and slatted shelving over. Doors to all rooms.

Master Bedroom

Newly replaced UPVC double glazed Georgian style window to the rear aspect. Continuation of the laminate wood flooring. Radiator. Sunken ceiling down lighters.



Second Bedroom

Newly replaced UPVC double glazed Georgian style window to the front aspect. Laminate wood flooring. Radiator. Dado rail. Sunken ceiling down lighters.

Third Bedroom

Newly replaced UPVC double glazed Georgian style window to the front aspect. Laminate wood flooring. Radiator. Built-in over stairs storage cupboard. Sunken ceiling down lighters.

Family Bathroom

A white suite comprising of an enamel bath with mixer tap, separate shower attachment and thermostatically controlled shower over and a glass shower screen. Wash hand basin inset with mixer tap over set within a high gloss unit with storage below and shaver point over. Tiled flooring. Radiator. Sunken ceiling down lighters. Replacement UPVC double glazed Georgian style window with obscure glass to the rear aspect.

Separate WC

A recently re-fitted low level, dual flush WC. Ceramic floor tiling. Sunken ceiling down lighters. Replacement UPVC double glazed Georgian style window with obscure glass.

EXTERIOR

Front Garden

An extensive block paved driveway providing off road parking for several vehicles. A small lawn area with hedge and tree surround. Gated side access leading to the rear garden. Access to newly replaced gas meter.

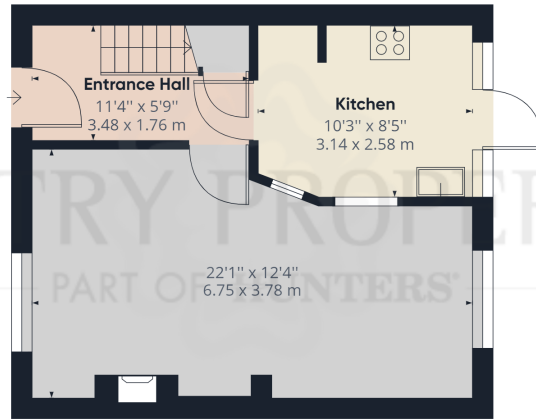
Rear Garden

Substantial flagstone patio providing space for outside dining and entertaining. The garden is mainly laid to lawn with various flowers and shrubs to borders with a further patio area to the rear of the plot with decorative apple tree growing within. Original Garden City tiled and pitched roof shed with light and power within which is divided into two different sections. Electric power points for garden lights. Gated access to the side passage.

Agents Note

The property has just recently been re-certified for electrical safety checks.

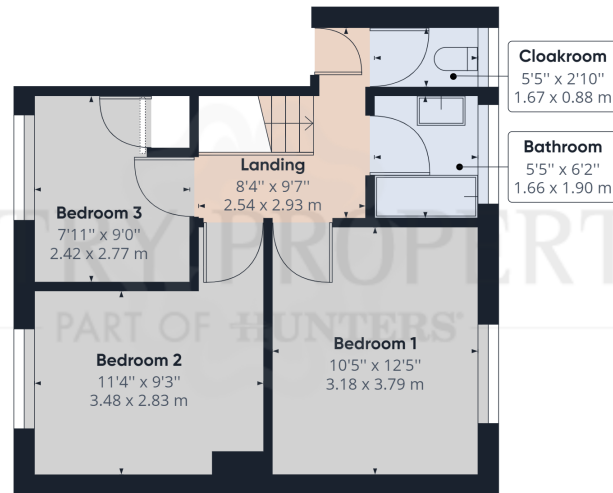
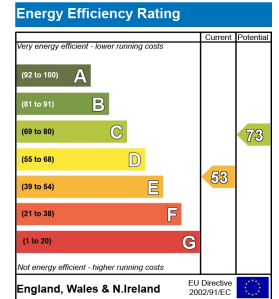




Ground Floor Building 1

Approximate total area⁽¹⁾

827.77 ft²
76.90 m²



Floor 1 Building 1

(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.

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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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