



Birchall Wood

Welwyn Garden City,
Hertfordshire, AL7 2HL

Fixed Price £1,750 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

BACKING ONTO WOODLAND .. This detached, four bedroom house with two bathrooms, study, utility and driveway for three vehicles which has been thoughtfully extended and fully modernised throughout is one not to be missed. Available to let unfurnished.

- Detached House
- Four Bedrooms
- Two Bathrooms with En-suite to Master Bedroom
- Study
- Kitchen/Diner
- Utility Room
- Driveway for Three Vehicles
- Woodland Aspect to Side and Rear
- Available to Let Unfurnished

GROUND FLOOR

Entrance Hall

Entry via front door leading through to the entrance hall. Stairs to first floor. Wood effect Karndean flooring. Radiator. Doors to cloakroom, study, living room and kitchen.

Cloakroom

Comprising of a low level WC. Wash hand basin. Tiled flooring. Heated towel rail. Double glazed window to the front aspect.

Living Room

Box style double glazed bay window to the front aspect. Wood effect Karndean flooring. TV point. Internet point. Radiator. Window offering natural light looking into the dining room.

Study

Double glazed window to the front aspect. Tiled flooring. Power points. Radiator. Wall based consumer unit.

Kitchen

A fully fitted new kitchen with a range of matching wall and floor cupboards with granite work top over, inset with a stainless steel sink unit with chrome mono block tap over with separate hot water tap. Tiled splash back. Range master style cooker with extractor hood over. Integrated microwave. Space for American style fridge/freezer. Integrated dishwasher. Karndean flooring. Floor level fan radiators. Breakfast bar. Recessed ceiling spot lights. Door to built-in under stairs storage cupboard. Built-in shelving. Double glazed door to the rear aspect, two double glazed windows to the side aspect and a slim double glazed window to the rear aspect. Double glazed Velux style window. Bi-fold doors to dining room. Door to utility room.

Dining Room

Double glazed sliding patio doors to the rear garden. Continuation of the Karndean flooring. Radiator.

Utility Room

Comprising of matching wall and base cupboards with a roll edge worktop over inset with a stainless steel one and a half bowl sink unit with chrome mono bloc tap over and drainer to side. Tiled splash backs. Space and plumbing for a freestanding automatic washing machine. Space for under counter fridge. Tiled flooring. Double glazed door to the side aspect.



FIRST FLOOR

Landing

Access to the boarded loft via two hatches via drop down ladders which houses the combination boiler. Two built-in storage cupboards. Doors to all rooms.

Master Bedroom

Double glazed window to the front aspect. Wood effect flooring. TV and power points. Radiator. Built-in wardrobes. Door to en-suite.

En-suite to Master Bedroom

Comprising of shower cubicle with Mira Sport shower unit. Low level WC. Wash hand basin. Wood effect flooring. Heated towel rail. Part tiled walls. Extractor fan. Recessed ceiling spot lights. Double glazed window with obscure glass to the front aspect.

Bedroom Two

Double glazed window to the front aspect. Wood effect Karndean flooring. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Carpet. Radiator. Built-in wardrobes.

Bedroom Four

A dual aspect room with double glazed window to the side and rear aspects. Wood effect flooring. Radiator.

Family Bathroom

Comprising of a panel bath with shower screen, chrome mono bloc taps and Aqualisa shower unit over. Low level WC. Vanity wash hand unit with shaver points over. Wood effect Karndean flooring. Fully tiled walls. Heated towel rail. Extractor fan. Double glazed window with obscure glass to the rear aspect.

EXTERIOR

Front Garden

Shingle driveway providing off road parking for up to three vehicles. Vehicular electric charging point. Exterior lighting. Outside tap. Gated side access leading through to the rear garden.

Rear Garden

The rear garden backs onto woodland providing a private aspect to the rear. Paved patio area providing space for outside dining and entertaining. Mainly laid to lawn with mature shrub border to one side. Outside power points. Free standing shed. Gated side access.

Agent's Note

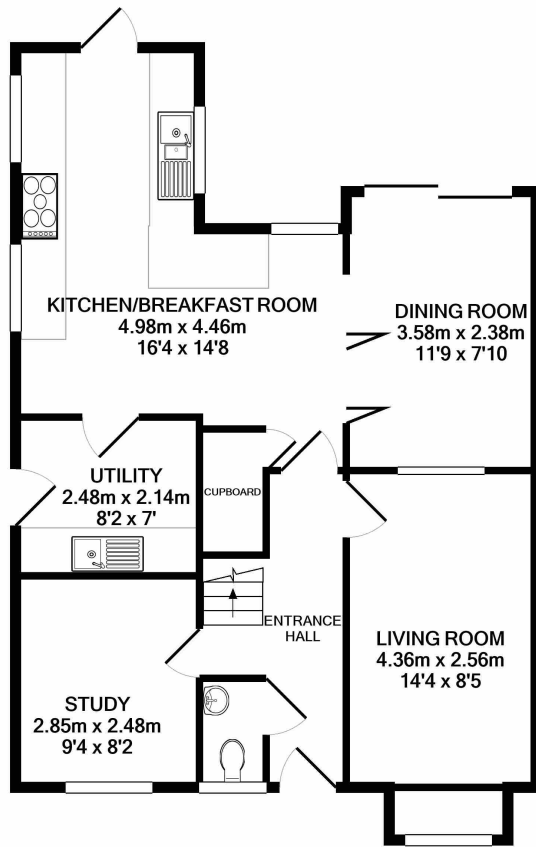
Council Tax: Band F £2,762.72

Affordability: £51,000 PA

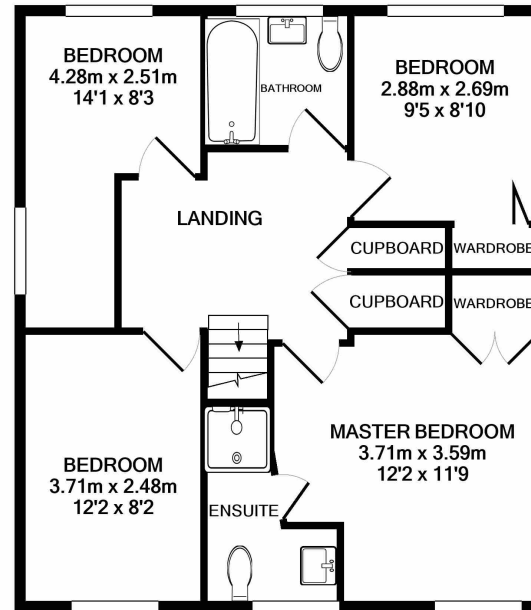
Guarantor Affordability: £61,200 PA

Agency reference fees £0.00 for First Applicant and a further £0.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £0.00 may be charged if a Guarantor is required. A deposit of 5 week's rent is due on the move in date along with the first months rent. A check out fee of £0.00 (inc VAT) will be deducted from the deposit at the End of Tenancy.





GROUND FLOOR
APPROX. FLOOR
AREA 61.3 SQ.M.
(660 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 56.4 SQ.M.
(607 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.7 SQ.M. (1267 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		71	83
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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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