



24, Beehive Lane

Welwyn Garden City,
Hertfordshire, AL7 4BQ
Offers in Excess of £600,000

country
properties

CHAIN FREE! This three-bedroom semi-detached home offers an exciting opportunity for buyers to make their mark on an almost-finished project. Situated within the sought-after Beehive Conservation Area, the property comes with a substantial corner plot garden, garage, and driveway. Planning permission was granted in October 2023 (application 6/2023/2061/HOUSE – now due for renewal), with plans available to view via the portal or in the property details. While a new kitchen is required, parts for the bathroom there to be fitted this home has excellent potential and provides the perfect chance to create your ideal space.

- CHAIN FREE!!
- THREE BEDROOM SEMI-DETACHED HOUSE
- PLANNING GRANTED IN OCTOBER 2023 – WILL NEED TO BE RENEWED. PLEASE SEE PLANS IN PICTURES OR ON PLANNING PORTAL – 6/2023/2061/HOUSE
- PROPERTY NEEDS A NEW KITCHEN
- SUBSTANTIAL CORNER PLOT GARDEN
- BEEHIVE CONSERVATION AREA
- GARAGE AND DRIVEWAY
- MAKE YOUR MARK ON THIS ALMOST FINISHED PROJECT
- BATHROOM NEEDS TO BE FINISHED OFF WITH PARTS THERE TO BE FITTED

GROUND FLOOR

Entrance Hall

Entry via part glazed timber door leading through to the entrance hall. Port hold window to the front aspect. Freshly laid flooring with doorways leading to kitchen and lounge. Radiator wall mounted. Staircase leading to 1st floor

Kitchen

Continuation of flooring from entrance hall leads to a blank canvas Kitchen area, Viessmann boiler wall mounted, Radiator and storage cupboard. Double glazed uPVC window to rear.

Living Room

Continuation of flooring leads to a lounge with double glazed UPVC window to front with radiator mounted beneath, paneled feature wall, holes for sunken ceiling downlighters

Dining Room

Continuation of flooring from lounge and paneled feature wall with double glazed UPVC window to rear with radiator amounts of beneath, holes for Sunken ceiling downlighters

Utility Area/Rear Hall

Double glazed timber framed door leading out to the front aspect. Sliding doors and further glazed panel to the rear garden. Space and plumbing for automatic washing machine. Space for tumble dryer. Door to cloakroom. Door to two further storage rooms.



Cloakroom

Comprising of a low level WC. Replacement UPVC double glazed Georgian style window to the front aspect.

Store Rooms

Two large store rooms, the second store room has a replacement UPVC double glazed Georgian style window to the rear aspect.

FIRST FLOOR

Landing

Doors leading to all first floor rooms, double glazed uPVC window to side, access to loft.

Family Bathroom

Double glazed uPVC obscured window to rear, shower tray, tiled flooring and bathroom paneling. Parts there for it to be finished off.

Master Bedroom

Door from landing leads to a master bedroom with double glazed U PVC window to front, built in wardrobe space. Radiator wall mounted. Feature paneled wall. Holes for sunken ceiling downlighters

Bedroom 2

Double bedroom with double glazed uPVC window to rear with radiator mounted beneath. Feature paneled wall. House for sunken ceiling downlighters.

Bedroom 3

Bedroom with uPVC double glazed window to side and radiator mounted beneath. Built in storage space over stairs and separate cupboard to side.

EXTERIOR

Front Garden

The property benefits from a block paved driveway providing off road parking.

Garage

A single garage with light and power within.

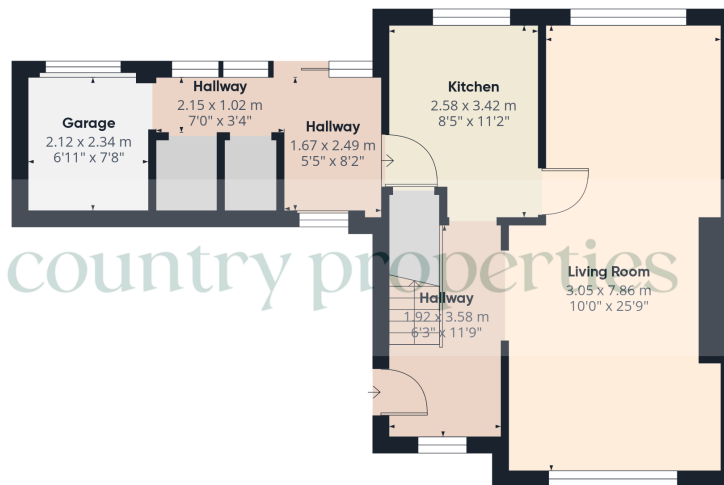
Rear Garden

The property sits on a good size corner plot with the potential to extend (subject to planning permission).

Garden to the Side

Brick wall from rear garden leading through to the an impressive side plot. Extensive lawn area with various flowers and shrubs to borders. Greenhouse. Timber shed. Brick wall, timber fence and hedge surround.





Ground Floor



Floor 1



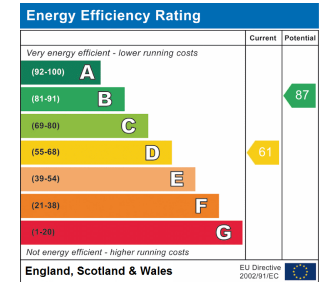
Approximate total area⁽¹⁾

95.7 m²
1030 ft²

(1) Excluding balconies and terraces

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