



71, Longcroft Lane

Welwyn Garden City,
Hertfordshire, AL8 6EL

Offers In Excess Of £525,000

COUNTRY PROPERTIES
PART OF HUNTERS

EVERYTHING ON YOUR DOORSTEP! Close to the town center, this WESTSIDE CHAIN FREE 3 bed terraced house is a great opportunity not to be missed. Comprising of living and dining room, off road parking for 2 cars with garage. The property is in need of modernisation, but has the potential to be a great family home with ideal location.

- Close To Town Centre & Station
- Chain Free!!
- 3 Bedrooms
- Terrace
- Off road parking & garage
- Westside Location
- Freehold
- Freshly Carpeted
- Close to good local school

Ground Floor

Hallway

Freshly carpeted, doors leading to living room and downstairs WC.

Downstairs W/C

Low level WC with flush lever, Freshly laid lino flooring, radiator, small pedestal sink basin with hot and cold pillar taps, frosted glass double glazed window to side. RCD unit on wall.

Living Room

Freshly carpeted, stairs leading to 1st floor, thermostat control on wall, Double glazed window overlooking the front, two radiators, telephone line, TV aerial port, plug sockets, door leading to Dining room.

Dining Room

Freshly carpeted, door leading to garden, door leading to kitchen, radiator, double glazed window overlooking the garden, plug sockets.

Kitchen

Freshly laid lino flooring, Radiator, built in work top gas hob with extractor fan over, wall and floor storage cupboards, double glazed window overlooking the rear garden, wall mounted boiler, space for under the counter washing machine, 1 ½ sink basin with chrome mixer tap, space for integrated fridge and freezer, space for integrated oven



First Floor

Landing

Freshly carpeted, doors leading to bedroom 1,2 and 3, bathroom, loft access, over the stairs storage cupboard with tank.

Master Bedroom

Freshly carpeted, built in wardrobe space, radiator, double glazed window overlooking the rear garden, plug sockets & TV aerial pot

Bedroom 2

Freshly carpeted, double glazed window overlooking the front, radiator, built in wardrobe.

Bedroom 3

Freshly carpeted, radiator, double glazed window overlooking the front garden.

Bathroom

Three piece bathroom suite comprising of a low level WC flush lever, Pedestal sink basin with pillar taps, panel bath, shower connected to wall, radiator, extractor fan, double glazed frosted glass window overlooking the rear garden.

Outside

Front Garden

Path leading to front door, small lawn area with hedge boundary, off road parking for two cars leading to garage. Side path leading around the back from the garage to the rear garden.

Back Garden

Small block paving area mainly later on shrubs and hedges on either side gate access at the back.

Agents Notes

Property Tenure: Freehold

Council Tax Band: (E) - £2592 P.A

EPC Rating:

Flood Risk: Very Low





Ground Floor



Floor 1



Approximate total area⁽¹⁾

82.24 m²
885.22 ft²

Reduced headroom

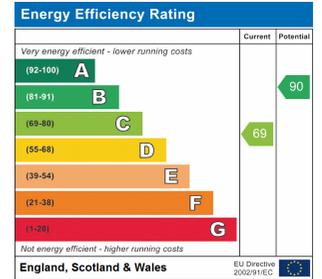
1.36 m²
14.66 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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