



77, Hardings

Welwyn Garden City,
Hertfordshire, AL7 2HA
Guide Price £650,000

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This delightful CHAIN FREE 5 BEDROOM Link Detached extended family home in Panshanger has everything for the growing family. With off road parking for 2/3 cars, large Living & Dining room, Kitchen and separate Utility room. Three Double Bedrooms, gorgeous views of the fields to the rear, Close to local shops and GP, close to local primary school. This is a must view!!

- CHAIN FREE!!!
- 5 BEDROOM
- EXTENDED LINK DETACHED HOUSE
- PANSHANGER LOCATION
- FREEHOLD
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- UTILITY ROOM
- VIEWS OVERLOOKING LARGE SCHOOL FIELD AND COUNTRYSIDE BEYOND
- WIDE 44 FEET PLOT LARGE REAR GARDEN WITH TWO SHEDS

Ground Floor

Porch

Carpeted, door leading to entrance hall, large double glazed UPVC windows overlooking front.

Entrance Hall

Carpeted, thermostatically controlled radiator, carpeted stairs leading to first floor, door leading to kitchen, door leading to living room.

Living Room

Carpeted, two thermostatically controlled radiators, large double glazed UPVC window overlooking the front, door leading back to hallway, phone line TV aerial point, down lighters.

Kitchen

Selection of wall and floor storage cupboards with cream fronts, roll edge worktops with integrated hob and extractor fan over, one and a half white sink basin with Chrome mixer taps, integrated Neff double oven, space for freestanding dishwasher, space for standing fridge/freezer door to small entrance hall which is tiled leading to downstairs WC and utility room, opening leading to dining room.

Dining Room

Carpeted, two thermostatically controlled radiators, double glazed UPVC window overlooking the side, double glazed UPVC patio doors, wooden doors leading to living room.

Cloakroom

Continuation of tile flooring, double glazed UPVC window with obscure glass overlooking the garden, two piece bathroom suite comprising of low level WC with dual flush and sink basin.



Utility Room

Door leading to garage, carpeted, roll edge wood affect worktops with storage underneath, space for free standing washing machine, wall mounted boiler, door leading to garden.

First Floor

Landing

Carpeted landing, doors leading to master bedroom, bedroom two, bedroom three and bathroom, small step down leading to bedrooms four and five, two loft hatches.

Master Bedroom

Carpeted, thermostatically controlled radiator, built in storage cupboard, built in sliding wardrobes, large double glazed UPVC windows overlooking the rear.

Bedroom Two

Carpeted, thermostatically controlled radiator, large double glazed UPVC windows overlooking the front, built in sliding wardrobes.

Bedroom Three

Carpeted, thermostatically controlled radiator, double glazed UPVC window overlooking the front.

Bedroom Four

Carpeted, thermostatically controlled radiator, top glazed UPVC windows overlooking the front, small alcove area for storage.

Bedroom Five

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the rear, TV point, phone line point, built in storage cupboards.

Bathroom

Three piece bathroom suite comprising of low level wooden panel bath with shower, low level WC and sink basin, thermostatically controlled radiator, large obscure glass double glazed UPVC window overlooking the rear, fully tiled, shaving point, sliding door leading to airing cupboard housing the water tank.

Outside

Front Garden

Blocked paved driveway for 2 cars, small lawn area, side gated access, hedged border, door leading to small porch area, garage access.

Rear Garden

Small patio area from the extension, outdoor tap, mainly laid to lawn, shed and small patio seating area at the back of the garden, large copper - beech tree at the back, hedged border at the back, storage shed by the side gate.

Garage

Used for storage, access to the utility room, roll over metal door to front.

Agents Notes

Tenure: Freehold

Council Tax Band: F £3063 P.A

EPC Rating: D (60)



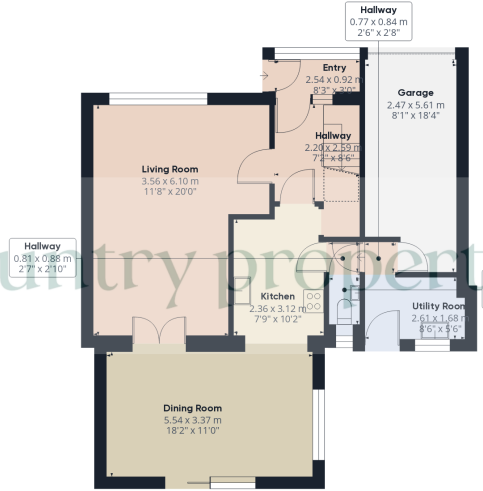
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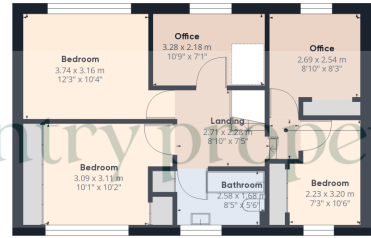


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Ground Floor

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Floor 1



Approximate total area⁽¹⁾
 140.4 m²
 1511.24 ft²

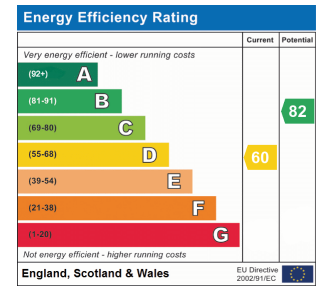
Reduced headroom
 1.55 m²
 16.7 ft²

(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

Viewing by appointment only

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