

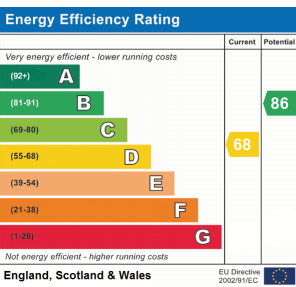
COUNTRY PROPERTIES  
PART OF HUNTERS

**Approximate total area<sup>(1)</sup>**  
763.43 ft<sup>2</sup>  
70.93 m<sup>2</sup>

(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.

GIRAFFE360



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

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwyngc@country-properties.co.uk  
www.country-properties.co.uk



SO MUCH EARLY GARDEN CITY CHARACTER..... This CHAIN FREE 3 bedroom, 2 bathroom home with off road parking located close to shops, amenities and the train station.

- CHAIN FREE!!
- 3 BEDROOM PROPERTY
- OFF ROAD PARKING
- CLOSE TO LUDWICK NURSERY
- 2 BATHROOMS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO TRAIN STATION

Ground Floor

Porch

Part glazed entrance door leading into the entrance hall.

Entrance Hall

Exposed floorboards, cloak storage area, door to the living room.

Living Room

Replacement uPVC double glazed Georgian style walk in bay window to front, exposed floorboards, space for fireplace, telephone point, sunken ceiling down lighters, open plan to the kitchen breakfast room.

Kitchen Breakfast room

Wood strip flooring, High gloss white fronted cupboards with brushed Steel handles, integrated fridge freezer, integrated double oven, single bowl sink unit with mixer tap over, timber worktop, brick effect ceramic wall tiling, breakfast area with continuation of wood strip flooring and a built-in seating area with storage within, bi-fold doors leading to rear garden, sunken ceiling down lighters, halogen hob 4-burner and extractor over.

Inner Hall

Continuation of wood strip flooring stairs to first floor door to ground floor shower room.

Ground Floor Shower room

Ceramic wall tiling, wood striped floor, Sunken ceiling down lighters, replacement uPVC double glazed Georgian style window to side with obscure glass, wall hung low level WC with concealed cistern, dual flush wash hand basin set upon a timber top vanity unit with two draws below and Chrome Effect mixer tap over, walk-in corner shower cubicle with rainfall shower over and handheld body spray.



First Floor

Landing

A large replacement double glazed window. Access to loft storage space. Wall light point. Radiator. Doors to rooms. Wood floorboards.

Master Bedroom

Exposed floorboards, replacement uPVC double glazed Georgian style window to rear, radiator, door to ensuite.

Ensuite Bathroom

Corner jacuzzi bath with shower over. Low-level dual flush concealed cistern WC. Wash hand basin integrated within a vanity cupboard below high gloss grey fronted with brushed steel handles. Wall mounted heated towel rail and extractor fan. Replacement uPVC double glazed Georgian style window to side. Ceramic floor and wall tiling

Bedroom Two

Exposed timber floorboards, replacement UPVC double-glazed Georgian style window to front, radiator, built in wardrobes with shelf and hanging space within.

Bedroom Three

Replacement uPVC double glazed Georgian style window to side, exposed and treated floorboards, radiator within decorative radiator cover.

Outside

Front Garden

Timber fencing and hedge surround, block paved drive providing parking, side gate access and door to front.

Rear Garden

Steps leading down to the garden and patio mainly laid to lawn with further timber decking area to rear, timber fence around and shed with tiled roof. Gated side access to the front

