



17, Little Ganett

Welwyn Garden City,  
Hertfordshire, AL7 3DG  
Guide Price £400,000

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Located in a popular area of Welwyn Garden City, this larger-than-average two bedroom terraced home features two double bedrooms, a bright bay-fronted living room, a generous rear garden and off-road parking for one car. Offering excellent potential to extend (subject to consent), it's an ideal purchase for first-time buyers or investors alike.

- 2 BED TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- LARGE REAR GARDEN
- OFF ROAD PARKING FOR ONE CAR
- POTENTIAL FOR EXTENSION (SUBJECT TO CONSENT)
- LARGER THAN THE AVERAGE 2 BEDROOM HOME IN WELWYN GARDEN CITY
- GREAT SCENIC WALKS CLOSE BY

## Ground Floor

### Entrance Hall

Laminated flooring. Openings leading to living room and kitchen. Stairs with carpet runner leading up to first floor. Thermostatically controlled radiator. Under the stairs storage.

### Living Room

Continuation of laminated flooring. TV aerial port and phone line. Double glazed uPVC bay window overlooking the front. Sunken ceiling downlighters. Thermostatically controlled radiator.

### Kitchen

Continuation of laminated flooring. A large selection of floor and wall storage cupboards with white frontage. Integrated appliances including fridge freezer, dishwasher, oven, induction hob and extractor hood over. Space for under the counter washing machine. Double glazed uPVC windows overlooking the garden. Double glazed French doors leading into garden. Wall mounted combi boiler. Sunken ceiling downlighters.

### First Floor

### Landing

Doors leading to all rooms. Loft access. Door to storage cupboard with shelving. Laminated flooring.



## Master Bedroom

Carpeted. 2x thermostatically controlled radiators. Double glazed uPVC windows overlooking the front. 2x built in wardrobes. Sunken ceiling downlighters.

## Bedroom Two

Carpeted. Thermostatically controlled radiator. Double glazed uPVC windows overlooking the garden. Built in wardrobes.

## Bathroom

Three piece bathroom suite comprising of low level WC with dual flush. Low level panel bath with chrome mixer taps and shower attachment. Thermostatically controlled waterfall shower above. Sink basin with chrome mixer tap. Wall mounted heated towel rail. Sunken ceiling downlighters. Fully tiled flooring and walls. Frosted glass double glazed uPVC windows overlooking the garden.

## Outside

### Front Garden

Lawned with hard stand parking for 1/2 vehicles. Shared covered access to the Rear Garden.

## Rear Garden

Paved patio area leading to a neat lawned garden. Boarded either side with chippings and a selection of trees and shrubs. Small archway leading to rear of the garden. Stepping stones leading to a paved area with a pagoda, great entertaining space. Small pond. Side access and outdoors tap.

## Agents Notes

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Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: [welwyngc@country-properties.co.uk](mailto:welwyngc@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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