



4, Hobbs Way

Welwyn Garden City,
Hertfordshire, AL8 6HX
Guide Price £675,000

COUNTRY PROPERTIES
PART OF HUNTERS

This fine extended 3 bedroom semi-detached home is situated in a quiet Cul-de sac on the Westside of town!! Next to WGC Rugby club this property comprises of an open plan kitchen / diner, downstairs wet room, 2 double bedrooms and large single and an attractive garden this property is a must view!!

- 3 First Floor Bedrooms.
- Attractive Gardens.
- Garage and parking.
- Within 3/4 Mile Radius of Town and The Station.
- Ground floor extension
- Ground floor study / Bedroom 4 with wetroom

Ground Floor

Entrance Hall

Part glazed front door leading to the Entrance Hall with replacement double glazed window to side, stairs to the first floor with storage cupboard below housing gas meter, multi paned glazed doors to Living Room and Kitchen.

Living Room

Large replacement double glazed windows overlooking the front, carpeted floor covering parquet flooring, radiator.

Dining Area

Engineered oak wood flooring, door to study, under-stair pantry, two radiators, wood burning stove, this area is open plan to the dining family room.

Family Room

Continuation of the engineered Oakwood flooring, three quarter height timber worktop with cupboards below and viewing to kitchen, skylight, various wall light points, full height timber framed double glazed windows to rear and timber framed double glazed French doors leading out to covered patio area.

Study

UPVC double glazed window to front, radiator, door to wetroom.

Wet Room

The wet room comprises of a two piece suites with low level dual flush white WC and matching white pedestal wash hand basin with Chrome mixer tap over fully wall tiled replacement UPVC double glazed window with obscured glass to side, thermostatically controlled power shower, extractor fan, wall mounted shaver, light point, heated towel rail.



Kitchen

A stone worked up with white fronted kitchen, units above and below, brushed steel handles, timber framed double glazed window to rear, skylight, 1 1/2 bowl inset sink with mixer tap, oven space and plumbing for dishwasher and automatic washing machine, integrated four burner halogen hob with extractor above, integrated double oven and grill space, four tool fridge freezer.

First Floor

Landing

A bright and spacious landing with replacement double glazed windows to the side, access to a loft storage space, shelved linen cupboard with combi boiler within..

Bathroom

Refitted bathroom comprising of a three piece white suite with panelled bath Chrome effect mixer tap and shower attachment over low level dual flush WC wash hand basin inset within a vanity unit with cupboards below and Chrome effect mixer tap over, Chrome effect heated towel, ceramic wall tiling, ceramic floor tiling, replacement UPVC double glazed window to rear with obscured glass, sunken ceiling, down-lighters.

Master Bedroom

A bright room with a large double glazed picture window overlooking the Rear Garden, radiator.

Bedroom Two

Large replacement double glazed picture window overlooking the front, radiator, flooring in a natural wood grain design.

Bedroom Three

Replacement double glazed window to the side, radiator, shelved storage cupboard/wardrobe.

EXTERIOR

Garage

Single garage of a brick construction with an up and over door, window overlooking the garden.

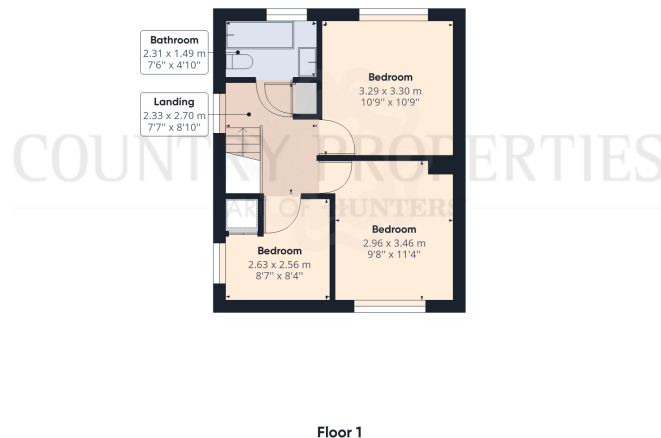
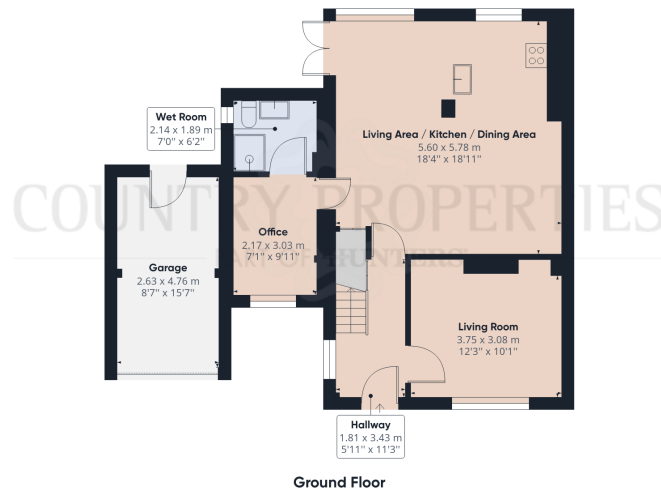
Front Garden

The property has secluded gardens to the front, these are lawned with a high mature hedge, flower and shrub beds, hard stand parking for two vehicles in front of the garage.

Rear Garden

A very attractive feature principally lawned with mature fruit trees, closed boarded fencing to the boundaries, flower and shrub beds, small ornamental pond, paved seating area adjoining the property with cold water point, access via trellis fencing to an additional paved side garden with timber shed. The garden is 45' - 50' in width by 40' - 45' in depth.





Approximate total area⁽¹⁾
111.09 m²
1195.81 ft²

(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.

GIRAFFE 360

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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