



69 HERNS LANE, WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 2AQ

- CHAIN FREE
- DETACHED GARAGE AND DRIVEWAY
- QUIET LEAFY RESIDENTIAL STREET
- THREE BEDROOMS AND A VERSATILE LAYOUT
- TWO GARDENS
- CONVENIENT LOCATION CLOSE TO SHOPS AND PARKLAND WALKS
- EASY ACCESS TO THE TOWN CENTRE
- LOW LEVEL EASY ACCESS THROUGHOUT THE PROPERTY
- UTILITY AREA
- STUDY



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity to purchase this EXTENDED THREE BEDROOM, LINK DETACHED BUNGALOW on a great size plot with a DETACHED GARAGE & TWO BATHROOMS in a highly sought after location. Constructed in the late 60's at the heart of this popular tree lined street. There is a great addition of a DRIVEWAY and a superb garden. The property links onto a small terrace of family homes and the plot is detached from any neighboring home to the other side whilst being nicely tucked away from the road. This great home offers a Dining area, large shower room, separate kitchen and a delightful living room. Hens Lane is conveniently located with a bus stop on the street which takes you into the Town Centre. The Pansnager shops and Morrisons are within walking distance. The village of Tewin is not too far for a Sunday stroll and a pub lunch. Easy access to the A414 and A1M. This is a must view property to appreciate the features and potential.



ROOM DESCRIPTIONS

ABOUT THE BUNGALOW

Upon approaching the property it has great kerb appeal and sits in a generous plot with a hardstanding area providing off street parking for two vehicles and this leads to the good-size single garage accessed via an electrically operated door. Once entering the bungalow via the double glazed door into the warm and welcoming entrance hall featuring fitted carpet, radiator and two storage cupboards, you can tell that this is a fantastic property. Doors lead off to the bathroom, separate WC, two of the bedrooms, dressing room and open-plan living/dining room. The shower room is located to the right-hand side of the entrance hall, fitted with a three piece suite comprising low level flush WC, wash hand basin and enclosed shower cubicle with wall-mounted chrome shower. Also offering fitted carpet, radiator, partly-tiled walls and an obscured double glazed window to the front aspect. There's also a separate room fitted with a low level flush WC, fitted carpet, radiator, wash hand basin with chrome mixer tap and an obscured double glazed window to the front aspect.

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In addition to the three bedrooms there is also a good-sized dressing room located off the entrance hall and featuring fitted carpet, glazed window and space for wardrobes. The second bedroom is a good-size and benefits from built-in triple wardrobes plus a double glazed window to the side aspect. Moving into the principal bedroom this is a generous double room with built-in mirror-fronted double wardrobes and double glazed window to the rear aspect. Going into the superb L-shaped living/dining room, this is a particularly spacious open-plan room with the living area offering double glazed double doors leading into the side garden, fitted carpet, radiator and electric fireplace. The dining area has ample space for a dining table and chairs. The third bedroom/office is located off the dining area and offers laminate flooring, radiator and double glazed sliding patio doors leading on to the main garden.

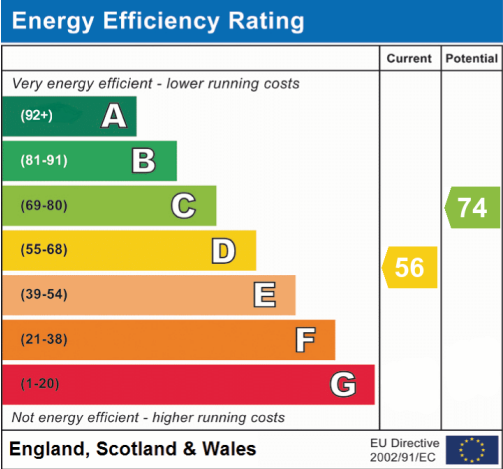
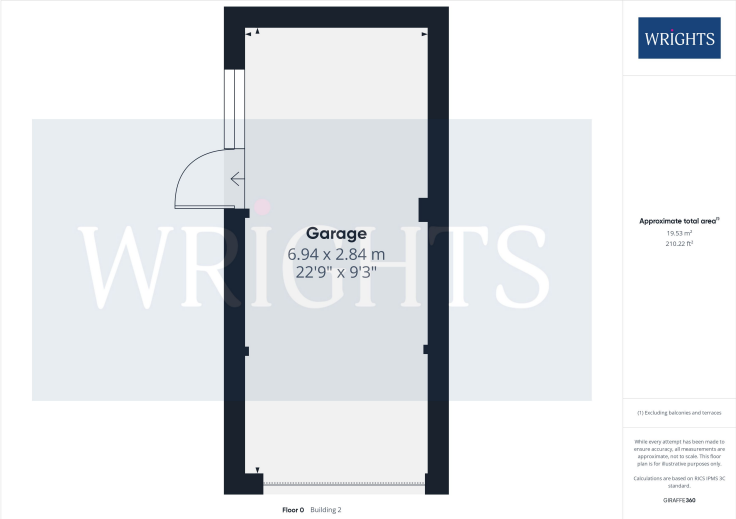
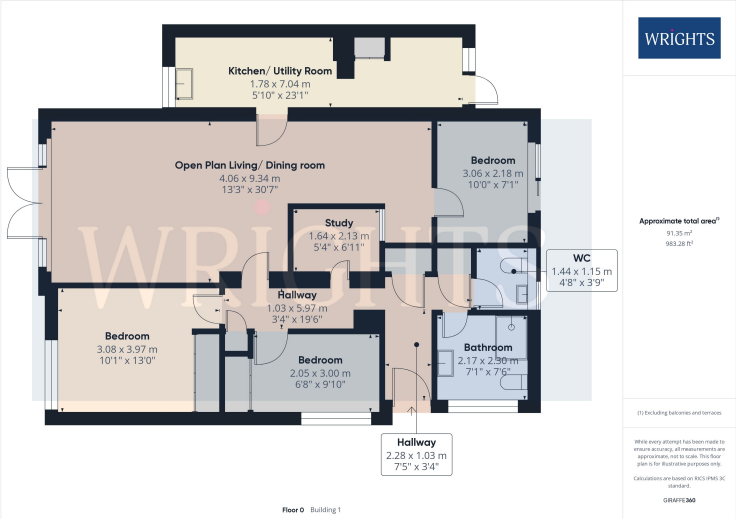
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Heading back through the living/dining room to the recently re-fitted kitchen with grey effect laminate flooring and double glazed window to the rear aspect, this is a delightful bright room fitted with a matching range of shaker style white wall and base units complemented by laminate worktops. Built-in electric oven, stainless steel splashback and 4-ring electric hob with extractor over. Also with a utility area



FLOORPLAN & EPC

WRIGHTS



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