



117, Daniells

Welwyn Garden City,  
Hertfordshire, AL7 1QT  
£1,800 pcm

country  
properties

AVAILABLE NOW!! This freshly decorated 3 bedroom terrace house within Panshanger, comprises of a kitchen with appliances, converted garage adding an extra room downstairs. 3 good size bedrooms and downstairs W/C.

- AVAILABLE NOW
- 3 BEDROOM TERRACE
- FRESHLY DECORATED
- DOWNSTAIRS W/C
- OFF ROAD PARKING AND GARAGE SPACE
- GOOD SIZE LIVING ROOM
- LOW MAINTENANCE REAR GARDEN
- DEPOSIT - £2,076.92
- PANSHANGER LOCATION

#### Ground Floor

##### Entrance Hall

Laminated flooring. Radiator. Opening leading into kitchen and door leading to WC.

##### Downstairs W/C

Continuation of laminate flooring. Two piece suite comprising of low level WC with dual flush and sink basin with chrome mixer tap.

##### Kitchen

Continuation of laminate flooring. A good selection of wall and floor storage cupboards with wooden frontage. Integrated 4 gas hob burner with stainless steel splash back and Hotpoint extractor hood over. integrated Hotpoint oven. Freestanding fridge freezer and under the counter washing machine. 1 1/2 stainless steel sink basin with chrome mixer tap. Large double glazed uPVC windows overlooking the front. Under the stairs storage cupboard and door leading to the living room. Opening leading to converted garage room

##### Converted Garage Room

This room is ideal for a dining room or a playroom. Radiator. New carpet. Cupboard housing the gas and electric meter with RCD unit. Extra storage cupboards.



## Living Room

New carpets. Large French double glazed uPVC doors leading onto rear garden. 2X radiators. New carpeted stairs leading to 1st floor. Under the stairs storage and phone line.

## First Floor

### Landing

Continuation of new carpet. Doors leading to all rooms. Door leading to airing cupboard with wooden slatted shelves and baxi combi boiler within.

### Bathroom

Three piece bathroom suite comprising of low level WC, sink basin with hot and cold taps with storage underneath. Low level panel bath with mixer taps with built in Triton electric shower. Fully tiled with radiator. Movement sensor light.

### Master Bedroom

Continuation of new carpet. Over the stairs storage with built in wardrobes on the other side. Radiator. A mixture of obscure glass and double glazed uPVC windows overlooking the front.

## Bedroom 2

Continuation of new carpet. Radiator. Over the stair storage. Double glazed uPVC windows overlooking the garden.

## Bedroom 3

Continuation of new carpet. Radiator. Double glazed uPVC windows overlooking the garden.

## Exterior

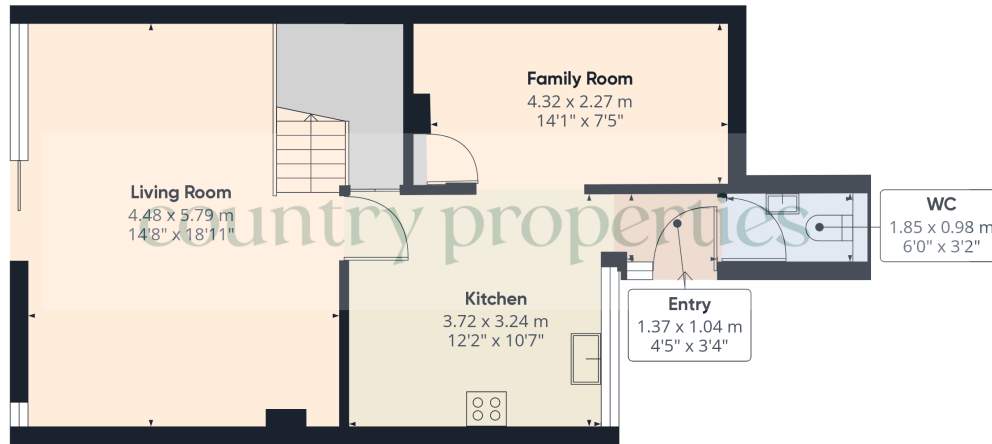
### Front Garden

Driveway for one car. Path leading up to front door. Small garage space for some storage and tap. Bin storage area.

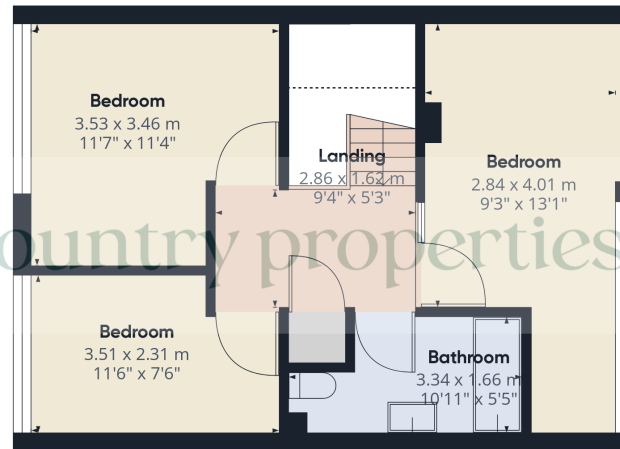
### Rear Garden

Large patio area with lean to structure above. Small dwarf wall with steps leading up to garden area with back gate access. Small storage shed, outdoor power and outdoor tap.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

97.46 m<sup>2</sup>  
1049.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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

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