



5 Junction Cottages

Blakemere Road, Welwyn Garden City,
Hertfordshire, AL8 7PH

£725,000

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Located on a private road behind electric gates and within a 300 meter radius of the town, this recently refurbished 3 bed semi detached home with garage and drive is offered chain free and really should be viewed.

- Chain Free
- Refurbished semi detached home
- Garage and parking
- Refitted bathroom
- Low maintenance South facing rear garden
- Located on a private road with gated access
- Sought after West side location
- Located within 300 meter radius of the town

Ground Floor

Entrance Hall

Replacement UPVC double glazed Georgian style door and matching full height window to side, leading into the entrance hall. Stairs to the first floor. Radiator. Doors to living room, cloakroom and kitchen.

Cloakroom

Modern white suite with low-level WC, wall-hung wash hand basin with ceramic tiles beyond. Radiator. Wood affect vinyl flooring. Extractor Fan.

Living Room

Replacement UPVC double-glazed Georgian-style window to front, radiator. A fireplace with a brick hearth and timber mantle. Ceiling coving. Multi-pane French doors lead through into the dining room.

Dining Room

Replacement UPVC double-glazed Georgian-style French doors and matching Georgian-style windows on either side leading into the Conservatory. Radiator. Dado-rail. Ceiling coving.

Conservatory

A full-height brick wall to one side and dwarf brick walls to the remaining two sides. UPVC Conservatory with various window openings. Dual wall polycarbonate roof with electric fan downlighter and French doors leading out onto the rear garden. Laminate flooring. Electric PowerPoints.

Kitchen

Wood strip effect vinyl flooring. The kitchen has a laminated roll edge worktop with pine fronted cupboards above and below, integrated stainless steel electric oven with four burner gas hob over an extractor above, stainless steel 1 ½ bowl sink unit. Space and plumbing for dishwasher. Ceramic wall tiling, sunken ceiling downlighters. Replacement UPVC double-glazed Georgian-style window to rear. Radiator. Door to utility room, door to dining room. Integrated fridge.



Utility Room

Continuation of the Wood strip effect vinyl flooring. Laminate roll edge worktop. Stainless steel sink with mixer tap over. Wall-mounted Baxi boiler. Water softener, plumbing for washing machine replacement, UPVC double glazed Georgian style door and matching Georgian style window to side, leading out to rear garden. Doorway through to the garage.

First Floor

Landing

Replacement UPVC double glazed Georgian style window to side with obscured glass, doors to bedrooms, bathroom and airing cupboard with slatted shelving within and electric heater pipe. Drop-down hatch and ladder, leaving up to a partly boarded loft.

Bedroom One

Replacement UPVC double-glazed Georgian-style window to front. Radiator.

Bedroom Two

Replacement UPVC double-glazed Georgian-style window overlooking the rear garden. TV aerial point, telephone point, radiator.

Bedroom Three

Replacement UPVC double-glazed Georgian-style window overlooking the front. Radiator. Bulkhead for the stairwell.

Bathroom

A recently fully refitted bathroom with vinyl flooring. Curved. shower/bath with matching curved shower screen over. A rainfall shower with further handheld shower units. Low-level concealed system, dual flush WC. Integrated within a vanity unit with sink and mixer tap over. Wall-mounted chrome-effect heated towel rail. Replacement UPVC double glazed Georgian style window to rear with obscured glass.

Outside

Front Garden

To the front of the property, there is a block paved driveway providing off-road parking for several vehicles and giving access to the side of the property via a gate.

Rear Garden

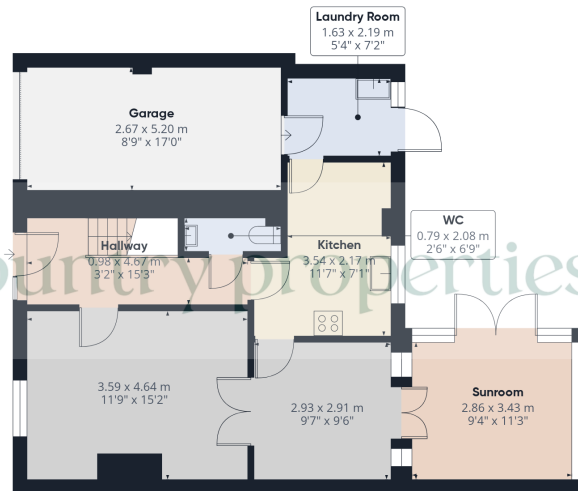
An extensive patio area leads around the side and rear of the property. Edges onto an astroturfed lawn with borders, with flowers and shrubs within. Large conifers to the rear of the garden shield the property and Oaklands College Beyond. Side access to the front of the property. Outside tap.

Garage

A single garage with an electrically operated up-and-over door. Light and power within.

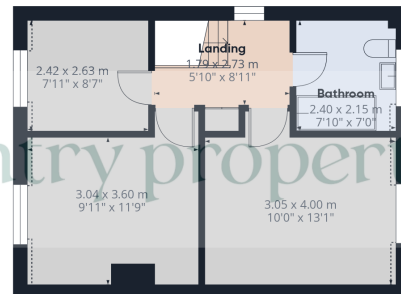


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Ground Floor

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Floor 1



Approximate total area⁽¹⁾

109.9 m²

1185 ft²

Reduced headroom

0.6 m²

6 ft²

(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.

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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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