



# 32, The Swallows

Welwyn Garden City,  
Hertfordshire, AL7 1BY  
£400,000

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A perfect starting place... This exceptionally well presented 3 bedroom terraced home is situated close to local shops, amenities and schools and offers good sized living accommodation both inside and out and really is a must view home.

- 3 Bedroom terraced home
- Exceptionally well presented throughout
- Parking for 2 plus cars
- Refitted kitchen
- Refitted Bathroom
- Cloakroom

## Ground Floor

### Entrance Hall

A covered porch with UPVC double glazed door leading through into entrance hall with an engineered wood floor. Radiator, door to cloakroom, door to living room.

### Cloakroom

Ceramic tiled flooring. Low level dual flush concealed system WC, wall hung wash handbasin with decorative ceramic tile splashback. Wall mounted. Valant gas boiler. Chrome effect heated towel rail, replacement UPVC double glazed obscured glass window to front.

### Living Room

Engineered wood flooring, replacement UPVC double glazed window to front, Victorian style radiator, Television and telephone points, stairs to 1st floor. Feature wood burning stove with exposed flue going up through the middle of the stairwell and Landing space creating a loft space style feel. Open to the dining area, under stair storage cupboard.

### Dining Area

Continuation of the engineered wood flooring. Replacement double glazed sliding patio doors to rear, full height Victorian style panel radiator. Open Plan to Kitchen area.

### Kitchen

A modern refitted kitchen with grey fronted integral handle kitchen units and a light finish contrasting laminate work top over. Under cupboard worktop lighting. Decorative ceramic wall tiling to splash back area, integrated electric oven and four burner gas hob with extractor above, 1 ½ bowl sink unit with mixer tap over, space for tall fridge freezer. Integrated dishwasher, integrated washing machine, replacement UPVC double glazed window to rear overlooking covered patio.



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## First Floor

### Landing

Doors to bedrooms. Loft hatch leading to full boarded loft with light and power, Gallery style landing with exposed wood burner flue pulling through to loft space, hanging chandelier lights.

### Bedroom 1

Replacement U PVC double glazed window to rear. Radiator.

### Bedroom 2

Replacement UPVC double glazed window to front, radiator.

### Bedroom 3

Replacement UPVC Double glazed window to rear, radiator, built in wardrobes with shelf and hanging space within.

### Bathroom

A refitted bathroom suite with tile effect vinyl floor. Square shower bath with matching glass shower screen and mixer tap, thermostatically controlled riser shower with rainfall shower above. Wash hand basin inset within a vanity unit with cupboards below and mixer tap over, low level concealed system dual flush WC. Wall mounted backlit bathroom cabinet. Sunken ceiling downlighters, wall mounted heated towel rail, wall tiling, replacement UPVC double glazed window with obscured glass to front.

## Outside

### Front Garden

To the front of the property we have a lawn and gravelled garden with stepping stone path to the front door, hedge surround. Flowers and shrubs to borders. Covered. Porch.

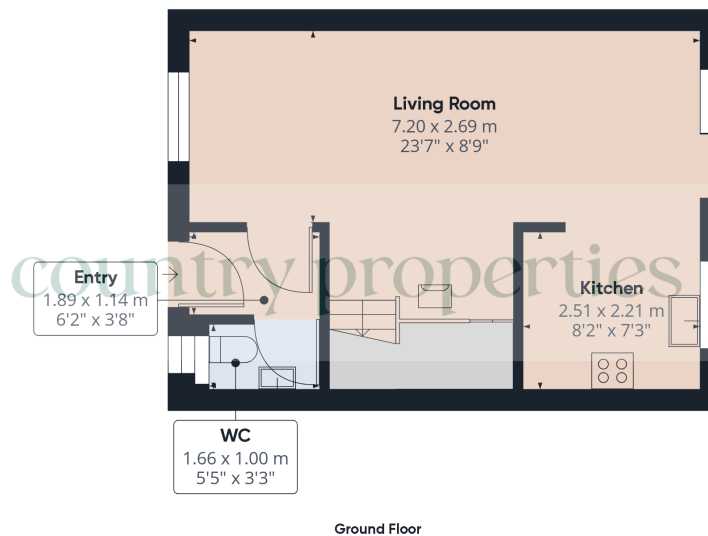
### Rear Garden

Extensive rear patio area with covered pergola with a polycarbonate roof, Ideal area for barbecuing and outdoor entertainment. Outdoor Waterproof power sockets. Outside tap. Further patio area currently used as a seating area. Timber steps leading up to a slightly raised garden with various raised flower beds, fruit trees and stepping stone path to rear. Water feature. Timber shed with light and power within timber fence and concrete posts around with gated access to the rear parking area and a further seating area to the rear.

### Parking

To the rear, the property owns an area which provides off road parking for two to three vehicles immediately adjacent the back of their rear garden, this would allow for an electric car charging port to be put in place should it be desired.



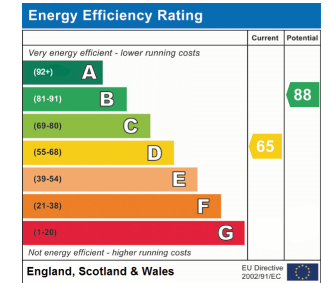


Approximate total area<sup>(1)</sup>  
66.35 m<sup>2</sup>  
714.19 ft<sup>2</sup>

(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.  
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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