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7, Appletree Way
Welwyn Garden City,
Hertfordshire, AL7 2FE
Guide Price £650,000



Viewing by appointment only

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EXECUTIVE LUXURY IN A PRIVATE CUL DE SAC SETTING.....4 double bedroom DETACHED home exceptionally well presented throughout and arranged over 3 floors, benefiting from 3 bathrooms and located on the edge of the popular Panshanger development, this property really could be a step up on the ladder for so many.

- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM
- DUAL ASPECT LIVING ROOM
- KITCHEN DINER
- 2 EN-SUITE SHOWER ROOMS
- CLOAKROOM
- POTENTIAL TO BE CHAIN FREE
- GARAGE AND PARKING



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.



Rear Garden
Fully fenced to boundary. Patio providing space for outside dining and entertainment. A central lawn area. Exterior security lighting. Gated side access through to the front of the property.
Garage and drive
A semi-detached garage with up and over door to the front and personal door to the rear. Suitable for vehicle storage. Pressed concrete flooring with power and lighting within. Eves loft storage space.



Kitchen diner

A dual aspect room with UPVC double glazed windows to the front and rear aspects. Continuation of the embossed antique oak wood flooring. A fully fitted kitchen comprising of matching wall and floor cupboards with under cabinet lighting, complimentary granite work surfaces over, granite upstand. One and a half bowl stainless steel sink unit inset below work surface with a chrome mixer tap above. Counter top power points. Integrated fridge/freezer. Integrated dishwasher. Space for a range style cooker with stainless steel splash backs and Bosh stainless extractor over. Continuation of the embossed antique oak wood flooring. Double wall mounted radiator. Gas fired boiler system enclosed within cabinet. LED spot light down lighters.



Living room

A bright room, flooded with natural light with dual aspect UPVC double glazed windows to the front and rear aspects over looking the garden with double glazed patio doors opening out to the garden. Wall mounted radiator. Ceiling lighting.



Landing

Stairs continuing to rise to second floor. Wall mounted radiator. Ceiling lighting. Door to airing cupboard housing the Mega flow pressurised hot water cylinder. Door to Master Bedroom.



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Bedroom one

A dual aspect room benefiting from plenty of natural light via the UPVC double glazed windows to the front and rear aspects and double doors opening to Juliet balcony. Wall mounted radiator. Two built-in double width wardrobes with full and part length hanging rails within and mirrored sliding doors to front. Ceiling lighting. Door to en-suite shower room.

Ensuite

UPVC double glazed window with obscure glass to the front aspect. Suite comprising of walk-in shower cubicle with glass and chrome splash screen, shower on mixer tap with riser above. Low level push flush WC with enclosed cistern. Ceramic wash hand basin with chrome mixer tap over. Shaver point. Chrome wall mounted ladder towel radiator. Fully ceramic tiled splash backs with part ceramic tiled walls. Inset ceiling LED spot light down lighters. Extractor fan.

Bedroom two

UPVC double glazed windows to the front aspect. Wall mounted radiator. Ceiling lighting. Door to en-suite bathroom.



Ensuite

UPVC double glazed window with obscure glass to the rear aspect. Suite comprising of walk-in shower cubicle with glass and chrome splash screen, with shower on mixer tap with riser above. Low level push flush WC with enclosed cistern. Ceramic wash hand basin with chrome mixer tap over. Shaver point. Chrome wall mounted ladder towel radiator.

Second floor

Landing

UPVC double glazed window to the rear aspect. Access to loft storage space via drop down hatch. Doors to all rooms.

Bedroom three

UPVC double glazed window to the front aspect. Wall mounted radiator. Ceiling lighting. Door to walk-in wardrobe/eves storage space.

Bedroom four

UPVC double glazed window to the front aspect. Wall mounted radiator. Ceiling lighting. Door to walk-in wardrobe/eves storage space.

Family Bathroom

UPVC double glazed window with obscure glass to the front aspect. Suite comprising of paneled bath unit with glass and chrome splash screen, chrome mixer tap with and shower over on riser. Fully ceramic tiled splash backs. Part ceramic tiled walls. Low level push flush WC with enclosed cistern. Ceramic wash hand basin with chrome mixer tap over. Chrome wall mounted ladder towel radiator. Inset ceiling LED spot light down lighters. Extractor fan.

Outside

Front Garden

Low maintenance frontage with lawn area and pathway leading to front entrance. Low maintenance flowers and shrubs to borders. A block paved driveway providing off road parking to the side of the property. Gated side access to the rear of the property.

