



4, Vine Close

Welwyn Garden City,
Hertfordshire, AL8 7PS
Offers In Excess of £375,000

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properties

Location, Location, Location... This extended 2 bedroom home located on the sought after West Side of town offers 2 double bedrooms, a ground floor extension creating a dining room and a good sized living room. located within walking distance of the town centre and train station and with residence parking in the road. Chain free

- 2 double bedrooms
- Ground Floor extension
- Well established private rear garden
- 2 Reception rooms
- Sought after West side location
- Chain Free

Living Room

Wood effect laminate flooring. Replacement UPVC double glazed window to front. Gas flame effect fire inset within a marble hearth and rear with a painted timber surround. Television and telephone points. Ceiling coving. Radiator. French doors to dining room.

Dining Room

Ceiling coving. Continuation of wood effect laminate flooring. UPVC double glazed window to rear. UPVC double glazed sliding patio doors to side. Radiator.

Ground Floor

Entrance Hall

Replacement UPVC double glazed door to entrance hall with ceramic floor tiling. Replacement UPVC double glazed window to side. Radiator. Stairs to first floor. Under stair storage cupboard. Doorway leading through to living room. Glazed door leading through to Kitchen.



Kitchen

Ceramic floor tiling. Roll edge worktop with cupboards above and below. Single bowl stainless steel sink. Space for cooker with extractor over. Space for tall fridge/freezer. Double glazed window to rear. Double glazed door to side passage. Larder cupboard. Radiator. Wall mounted gas boiler.

First Floor

Landing

Loft access. Doors to rooms.

Bedroom One

Two UPVC double glazed windows to front. Radiator. Over-stair storage cupboard.

Bedroom Two

Replacement UPVC double glazed window to rear. Radiator. Airing cupboard with pre lagged hot water tank within.

Bathroom

Low level dual flush electric WC. Wash hand basin insert within a vanity unit with cupboards below. Walk in double shower cubicle with Triton electric riser shower. White heated towel rail. Aluminium double glazed window to rear. Ceramic wall tiling. Wood effect vinyl flooring.

Outside

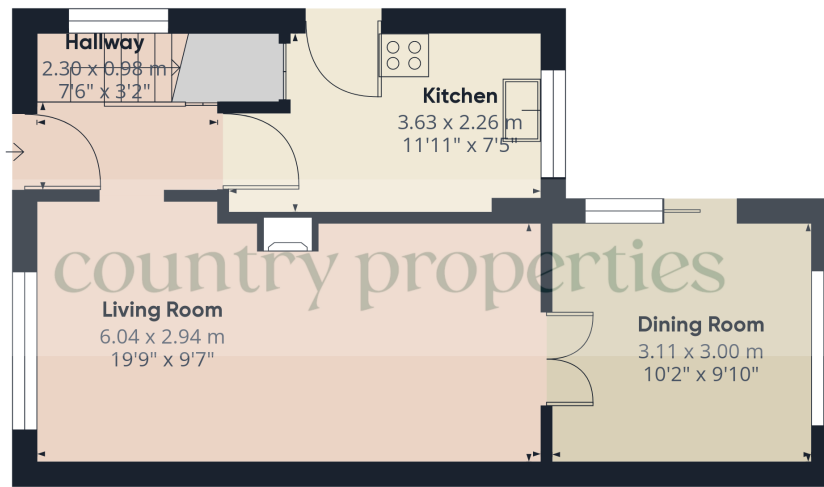
Front Garden

Mainly laid to lawn with steps and a ramp leading down to the footpath and accessing the front door. Hedge surround.

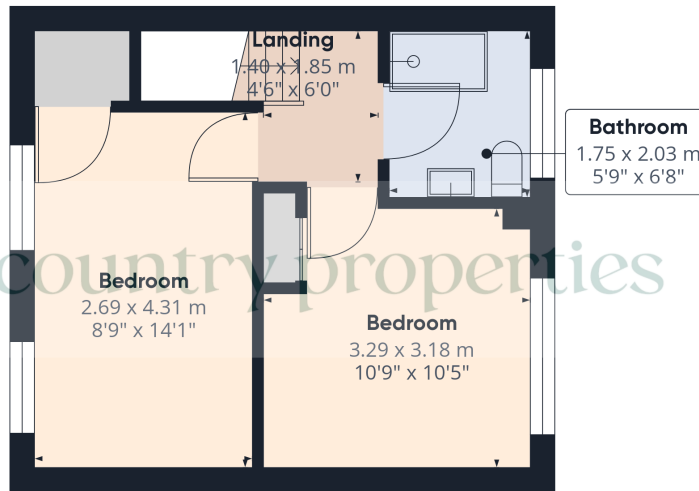
Rear Garden

Mainly laid to lawn with an extensive patio area to the very bottom of the garden as well as a further patio area to the rear of the house. Feature pond. Large timber shed. Gated side access providing access back to the front of the property. Access to two large storage sheds.

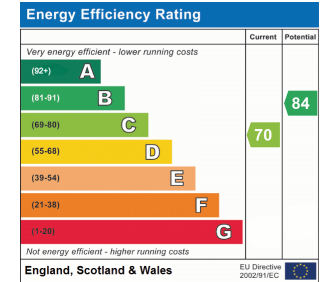




Ground Floor



Floor 1



Approximate total area⁽¹⁾
70.18 m²
755.41 ft²

(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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