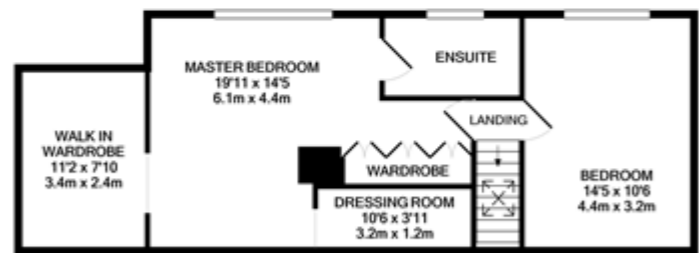


# Floor Plans



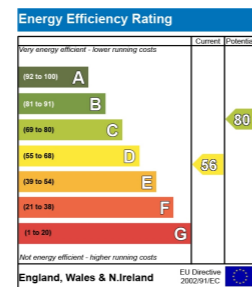
**TOTAL APPROX. FLOOR AREA 1521 SQ.FT. (141.3 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 5, Elmoor Close

Welwyn,  
Hertfordshire, AL6 9PF  
Guide Price £625,000



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

Country Properties | 10, High Street | AL6 9EQ  
T: 01438 716471 | E: welwyn@country-properties.co.uk  
www.country-properties.co.uk



Great possibilities with this spacious four bedroom two bathroom detached chalet house located in a quiet cul de sac within easy walking distance of the village centre. Its stands on a corner plot and has a southerly facing rear garden. The property does require general updating, but offers tremendous potential to make into a pleasing family home.

- four bedrooms master with en suite dressing room and shower room
- Requiring general updating
- Walking distance of village centre
- Southerly facing rear garden
- Two reception rooms
- Corner location
- Garage and parking
- No upper chain

## Ground Floor

### Hall

Glazed paneled entrance door to hall with built in airing cupboard, radiator.

### Lounge

17' 2" x 12' 3" (5.23m x 3.73m)  
Window to front, fireplace housing gas coal effect fire, radiator.

### Dining Room

10' 4" x 8' 6" (3.15m x 2.59m) Doors to rear garden, alcove, radiator.

### Kitchen

11' 9" x 10' 6" (3.58m x 3.20m) Base and eye level units consisting of single

drainer sink unit with cupboards below, Creda Hob with extractor above, Oven and grill, plumbing for washer and dishwasher, window to rear, tiled floor, door to side.

### Bedroom

10' 6" x 10' 6" (3.20m x 3.20m)  
Window to front, radiator, built in airing cupboard with shelving.

### Bedroom

11' 10" x 10' 6" (3.61m x 3.20m)  
Window to rear, radiator.

### Bathroom

8' 10" x 6' 7" (2.69m x 2.01m) Suite

comprising of corner bath, wash hand basin to vanity unit, wc, tiled surrounds, heated towel rail, tiled floor.

### First floor

### Landing

Access to bedrooms.

### Master suite

19' 11" x 14' 5" (6.07m x 4.39m) max range of fitted wardrobes, and chest of drawers, radiator, opening to

### Dressing area

10' 5" x 3' 11" (3.17m x 1.19m)  
Cupboard housing gas fired boiler, velux window to rear.

### En suite shower room

with shower cubicle, wash hand basin to vanity unit, wc, tiled surrounds.

### Bedroom

14' 5" x 10' 6" (4.39m x 3.20m)  
Window to rear, cupboards to eaves,

air conditioning unit, radiator.

## Outside

### Front of house

To the front of the property, there is a block paved driveway with adjacent lawn with shrubs, borders and flower beds, access at side to rear garden.

### Garage

14' 0" x 8' 0" (4.27m x 2.44m) Up and over door, power and light.

### Rear Garden

Elevated southerly facing rear garden with Decked terrace, steps down to further terrace pond, mature trees, shrubs and borders.

